CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# CONDITIONAL USE PERMIT NO. 2017-226
# HARVEST GLEN

## GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER (APN): 327-320-019-5.
2. THE PROPERTY SHOWN HEREON DOES NOT CONTAIN THE ENTIRE CONTIGUOUS OWNER.
3. TOTAL APPROXIMATE PROJECT AREA: 5.04 AC. GROSS, 3.62 AC. NET
4. TOTAL APPROXIMATE AREA TO BE DEDICATED FOR RIGHT OF WAY: 1.40 AC.
5. TOTAL APPROXIMATE AREA OF DEVELOPMENT AREA: 5.68 AC
6. PROPOSED SCHEDULE "E" SUBDIVISION.
7. ALL COMMERCIAL AREAS, LANDSCAPED AREAS, AND POST CONSTRUCTION BMPS SHALL BE MAINTAINED BY MERCHANT/OWNER ASSOCIATION, EXCEPT WHERE NOTED.
8. THE ENTIRE PROJECT SHALL BE MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM MAINTAINED BY MERCHANT/OWNER ASSOCIATION.
9. ALL DIMENSIONS ARE TO FACE OF BUILDING WALLS AND CONCRETE CURB FACE.
10. CONTOUR INTERVAL = 1 FOOT.
11. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
12. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
13. SOURCE OF TOPOGRAPHY: INLAND AERIAL SURVEYS, INC., 7117 ARLINGTON AVENUE SUITE A, RIVERSIDE, CA 92503. PERFORMED ON DECEMBER 30, 2004.
14. THIS PROJECT IS WITHIN MENIFEE NORTH SPECIFIC PLAN # 260 AMENDMENT # 2.
15. THIS PROJECT IS WITHIN L&LMD NO. 89-1-C.
16. THIS PROJECT IS NOT LOCATED IN A SPECIAL STUDIES ZONE.
17. THIS PROPERTY IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS AND IS NOT LOCATED IN A SPECIAL STUDIES ZONE.
18. THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR OTHER FLOOD HAZARDS.
19. PROPOSED WASTE DISPOSAL SYSTEM: EMWD AND DUMPSTERS FOR SOLID WASTE.
20. ALL BUILDINGS PROPOSED BY THE PROJECT WILL BE ERECTED IN CONFORMANCE WITH THE UNIFORM BUILDING CODE OCCUPANCY GROUP AND CONSTRUCTION TYPE FOR COMMERCIAL CONSTRUCTION.
21. PROJECT IS LOCATED ON PAGE 838, H-1, J-1 OF THOMAS BROTHERS (RIVERSIDE COUNTY. 2005 EDITION).
22. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200' OF THE PROPERTY BOUNDARY.
23. THIS PROJECT WILL NOT IMPLEMENT THE USE OF A SEPTIC SYSTEM.

## LEGAL DESCRIPTION

PARCEL "C" OF NOTICE OF LOT LINE ADJUSTMENT RECORDED JULY 19, 2018 AS INSTRUMENT NO. 2018-0291969 OF OFFICIAL RECORDS, BEING ALL OF LOT 268-B AND A PORTION OF LOTS 269 OF ROMOLA FARMS NO. 5 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 44 AND 45 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING FROM LOT 268-B THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 28, 1966 AS INSTRUMENT NO. 96186 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM LOT 268-B THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 22, 1994 AS INSTRUMENT NO. 94-253036, OF OFFICIAL RECORDS.

## WATER QUALITY

A COMPLETE WATER QUALITY MANAGEMENT PLAN (WQMP) IS BEING PROVIDED WITH THE PROJECT SPECIFIC WQMP. THE PLAN IDENTIFIES THE FOLLOWING:

A) POTENTIAL POST-PROJECT POLLUTANTS AND HYDROLOGICAL IMPACTS ASSOCIATED WITH THE DEVELOPMENT.

B) PROPOSED MITIGATION MEASURES (BEST MANAGEMENT PRACTICES – BMP'S) FOR TREATMENT OF IDENTIFIED IMPACTS INCLUDING SITE DESIGN, SOURCE CONTROL, AND TREATMENT CONTROL POST-PROJECT BMP'S.

C) SUSTAINABLE FUNDING AND MAINTENANCE MECHANISMS FOR THE AFOREMENTIONED BEST MANAGEMENT PRACTICES – BMP'S. A MAINTENANCE AGREEMENT TO BE APPROVED BY CITY COUNCIL WILL BE REQUIRED PRIOR TO ISSUANCE OF GRADING PERMIT.

## FLOOD ZONING

THIS AREA IS NOT WITHIN A FLOOD HAZARD AREA. THE AREA IS CONSIDERED A ZONE X (UNSHADED) FLOOD HAZARD WHICH IS OUTSIDE OF THE 100-YEAR FLOOD LIMITS.

## EARTHWORK QUANTITIES

CUT: 7,400 CY
FILL: 2,200 CY
NET: 5,200 CY (EXPORT)

NOTES:
1. IMPORT/EXPORT REQUIRES CITY APPROVED HAUL PERMIT.
2. EARTHWORK QUANTITIES ARE UNADJUSTED OR "RAW" AND THEREFORE DO NOT CONSIDER SOIL FACTORS SUCH AS SHRINKAGE AND SUBSIDENCE.

## PARKING SUMMARY

| LOCATION | COMMERCIAL TYPE | DESCRIPTION | SPACE | NO. OF EMPLOYEES | REQUIRED SPACES | REQUIRED HANDICAP SPACES |
|---|---|---|---|---|---|---|
| PARCEL 1 | FAST FOOD | 1 SPACE/45 SF OF SERVING AREA, PLUS 1 SPACE/2 EMPLOYEES | 1,270 | 6 | 32 | 2 |
| PARCEL 2 | CAR WASH | 1 SPACE/3 EMPLOYEES | N/A | 6 | 2 | 1 |
| PARCEL 3 | QSR | 1 SPACE/45 SF OF SERVING AREA, PLUS 1 SPACE/2 EMPLOYEES | 425 | 4 | 12 | |
| | C-STORE | 1 SPACE/200 SF | 4,967 | 2 | 25 | 1 |
| | | | | TOTAL: | 71 | 4 |
| | | | SPACES PROVIDED: | | 73 | 5 |

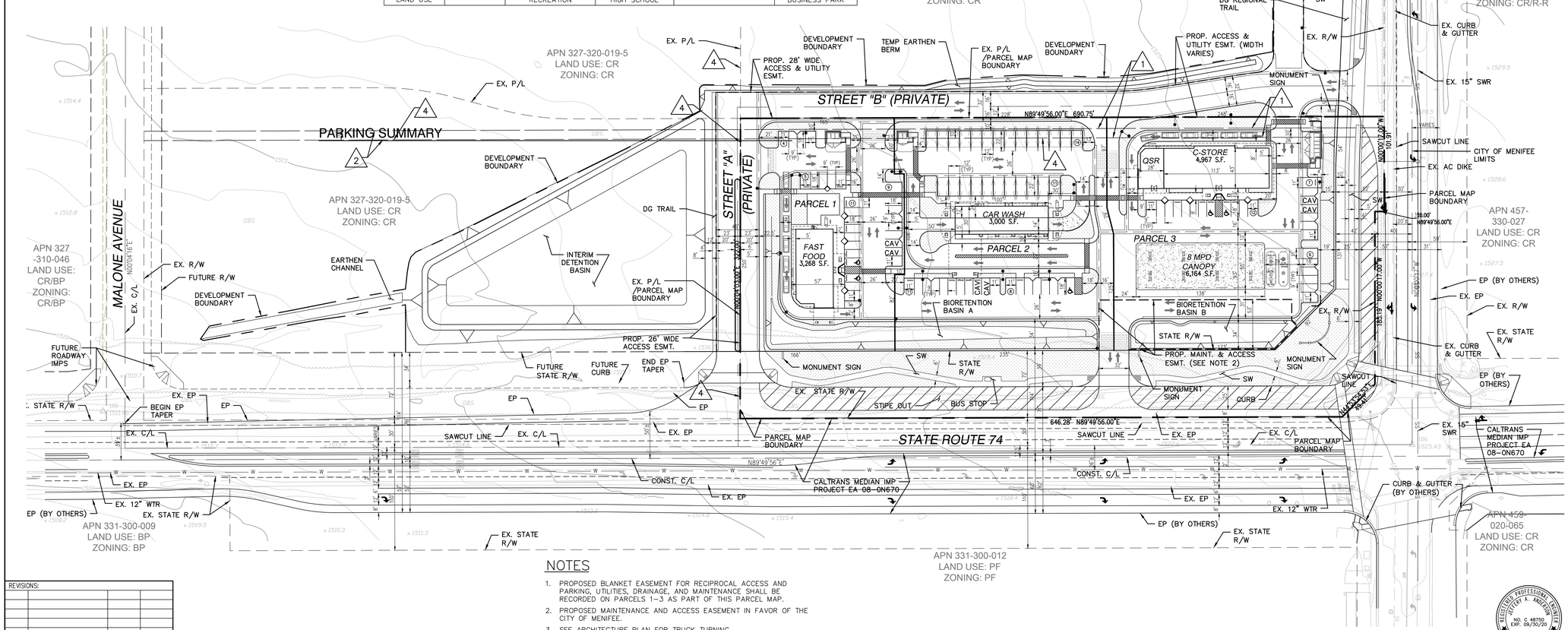
PER THE 2016 CALIFORNIA GREEN BUILDING CODE TABLE 5.106.2, A TOTAL OF SIX (6) STALLS ARE REQUIRED FOR CLEAN AIR VEHICLES, PER TABLE 5.106.5.3, FOUR (4) STALLS ARE REQUIRED TO HAVE FUTURE ELECTRIC VEHICLE CHARGING STATIONS

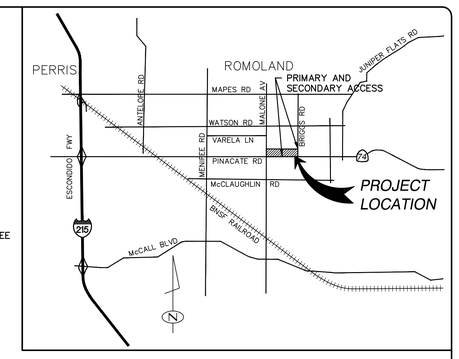
## ZONING AND LAND USE SUMMARY

| DESCRIPTION | ON-SITE | NORTH | SOUTH | EAST | WEST |
|---|---|---|---|---|---|
| GENERAL PLAN | CR | MDR | CR | OS-R, CR | MDR, BP |
| EXISTING ZONING | SP-260 PA 44 COMMERCIAL | SP-260 PA 23A HIGH DENSITY RES | SP-301 PA 2 & 9 | SP-260 PA 26 HIGH DENSITY RES PA 27 COMMERCIAL | SP-260 PA 19 COMMERCIAL/ BUSINESS PARK |
| PROPOSED ZONING | SP-260 PA 44 COMMERCIAL | SP-260 PA 23A MED HIGH DENSITY RES | SP-301 PA 2 & 9 | SP-260 PA 26 HIGH DENSITY RES PA 27 COMMERCIAL | SP-260 PA 19 COMMERCIAL/ BUSINESS PARK |
| EXISTING LAND USE | VACANT | VACANT/COMMUNITY PARK | HIGH SCHOOL | VACANT | VACANT |
| PROPOSED LAND USE | COMMERCIAL | HIGH DENSITY RES/ RECREATION | MED DENSITY RES/ HIGH SCHOOL | COMMERCIAL | COMMERCIAL/ BUSINESS PARK |

## LEGEND

- EXIST. PROPERTY LINE
- EXIST. RIGHT OF WAY
- PROP. RIGHT OF WAY
- PROJECT BOUNDARY
- DEVELOPMENT BOUNDARY
- PROPERTY LINE
- EASEMENT
- BLOCK OR RETAINING WALL
- PROP. LANDSCAPE AREA
- CONCRETE PAVEMENT
- ACCENT PAVING
- STAMPED CONCRETE
- STREET LIGHT
- BICYCLE PARKING
- BUILDING COLUMN
- INGRESS/EGRESS
- TRASH ENCLOSURE
- CARWASH VACUUM
- WHEEL STOP




## VICINITY MAP
NOT TO SCALE

## UTILITY PUREYORS

| | |
|---|---|
| WATER: | EASTERN MUNICIPAL WATER DISTRICT<br>2270 TRUMBLE ROAD<br>PERRIS, CA. 92572<br>(951) 928-3777 |
| SEWER: | EASTERN MUNICIPAL WATER DISTRICT<br>2270 TRUMBLE ROAD<br>PERRIS, CA. 92572<br>(951) 928-3777 |
| ELECTRIC: | SOUTHERN CALIFORNIA EDISON<br>6100 MENIFEE ROAD<br>ROMOLAND, CA 92585<br>(800) 655-4555 |
| NATURAL GAS: | SOUTHERN CALIFORNIA GAS COMPANY<br>527 NORTH SAN JACINTO STREET<br>HEMET, CA 92543<br>(800) 427-2200 |
| TELEPHONE: | VERIZON<br>30098 HAUN RD #320<br>MENIFEE, CA 92584<br>(951) 723-8452 |
| CABLE: | TIME WARNER CABLE<br>4077 W. STETSON AVENUE<br>HEMET, CA 92545<br>(888) 255-5789 |

## SCHOOL DISTRICTS

SCHOOL DISTRICT: ROMOLAND SCHOOL DISTRICT (GRADES K-8)
25900 LEON ROAD
HOMELAND, CA 92548
(951) 943-6369

PERRIS UNION HIGH SCHOOL (GRADES 9-12)
155 EAST FOURTH STREET
PERRIS, CA 92570
(951) 943-6369

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC. | ACRE | MHDR | MEDIUM HIGH DENSITY RESIDENTIAL |
| AC | ASPHALT CONCRETE | MPD | MULTIPLE PRODUCT DISPENSER |
| APN | ASSESSOR PARCEL NUMBER | OBS. | OBSCURED |
| BP | BUSINESS PARK | PL, P/L | PROPERTY LINE |
| BNDY | BOUNDARY | PM | PARCEL MAP |
| C/L | CENTERLINE | POC | POINT OF CONNECTION |
| C&G | CURB AND GUTTER | PR. | PROPOSED |
| CONC. | CONCRETE | PUE | PUBLIC UTILITY EASEMENT |
| CONST. | CONSTRUCT | QSR | QUICK SERVE RESTAURANT |
| CR | COMMERCIAL RETAIL | R-R | RURAL-RESIDENTIAL |
| CAV | CLEAN AIR VEHICLE PARKING | R/W | RIGHT OF WAY |
| CY | CUBIC YARD | RS | RECORD OF SURVEY |
| DG | DECOMPOSED GRANITE | SF | SQUARE FOOTAGE |
| ESMT. | EASEMENT | SS, SWR | SANITARY SEWER |
| EP | EDGE OF PAVEMENT | SW, S/W | SIDEWALK |
| EX. | EXISTING | TEMP | TEMPORARY |
| HDR | HIGH DENSITY RESIDENTIAL | TYP | TYPICAL |
| IMP(S) | IMPROVEMENT(S) | VAR | VARIES |
| MDR | MEDIUM DENSITY RESIDENTIAL | | |

## OWNER

BRIGGS & 74, LLC
PO BOX L
RANCHO SANTA FE, CA 92067
DLONG@RANCONGROUP.COM
(951) 200-2367

## PREPARER

ANDERSON CONSULTING ENGINEERS, INC
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
JEFF@ACE-CIVIL.COM
(858) 925-7918

## APPLICANT

DANNY LONG
MR56 LLC/RANCON GROUP
41391 KALMIA STREET, SUITE 200
MURRIETA, CA 92562
DLONG@RANCONGROUP.COM
(951) 200-2367

50' 0' 25' 50' 100' 150'
GRAPHIC SCALE
1 INCH = 50 FT

## NOTES

1. PROPOSED BLANKET EASEMENT FOR RECIPROCAL ACCESS AND PARKING, UTILITIES, DRAINAGE, AND MAINTENANCE SHALL BE RECORDED ON PARCELS 1-3 AS PART OF THIS PARCEL MAP.
2. PROPOSED MAINTENANCE AND ACCESS EASEMENT IN FAVOR OF THE CITY OF MENIFEE.
3. SEE ARCHITECTURE PLAN FOR TRUCK TURNING.
4. SEE LANDSCAPE PLAN FOR FENCING LOCATION AND DETAILS.

REGISTERED PROFESSIONAL ENGINEER JEFFREY A. ANDERSON NO. C 48750 EXP. 09/30/20 CIVIL STATE OF CALIFORNIA

| REVISIONS: | | | |
|---|---|---|---|
| NO | DESCRIPTION | APPR | DATE |

CONDITIONAL USE PERMIT NO. 2017-226
HARVEST GLEN
SITE PLAN
CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918

SCALE: 1" = 50'
DATE: 5/21/2019
DESIGNED BY: JAA
DRAWN BY: IMC
CHECKED BY: JAA
SHEET 1 OF 5

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# CONDITIONAL USE PERMIT NO. 2017-226
# HARVEST GLEN

## ABBREVIATIONS

| | |
|---|---|
| AC | ASPHALT CONCRETE |
| APN | ASSESSOR PARCEL NUMBER |
| BP | BUSINESS PARK |
| BNDY | BOUNDARY |
| C/L | CENTERLINE |
| CR | COMMERCIAL RETAIL |
| ESMT. | EASEMENT |
| EP | EDGE OF PAVEMENT |
| EX. | EXISTING |
| HDR | HIGH DENSITY RESIDENTIAL |
| MDR | MEDIUM DENSITY RESIDENTIAL |
| MHDR | MEDIUM HIGH DENSITY RESIDENTIAL |
| PL, P/L | PROPERTY LINE |
| PROP. | PROPOSED |
| PM | PARCEL MAP |
| R-R | RURAL-RESIDENTIAL |
| R/W | RIGHT OF WAY |
| RS | RECORD OF SURVEY |
| VAR | VARIES |

## LEGEND

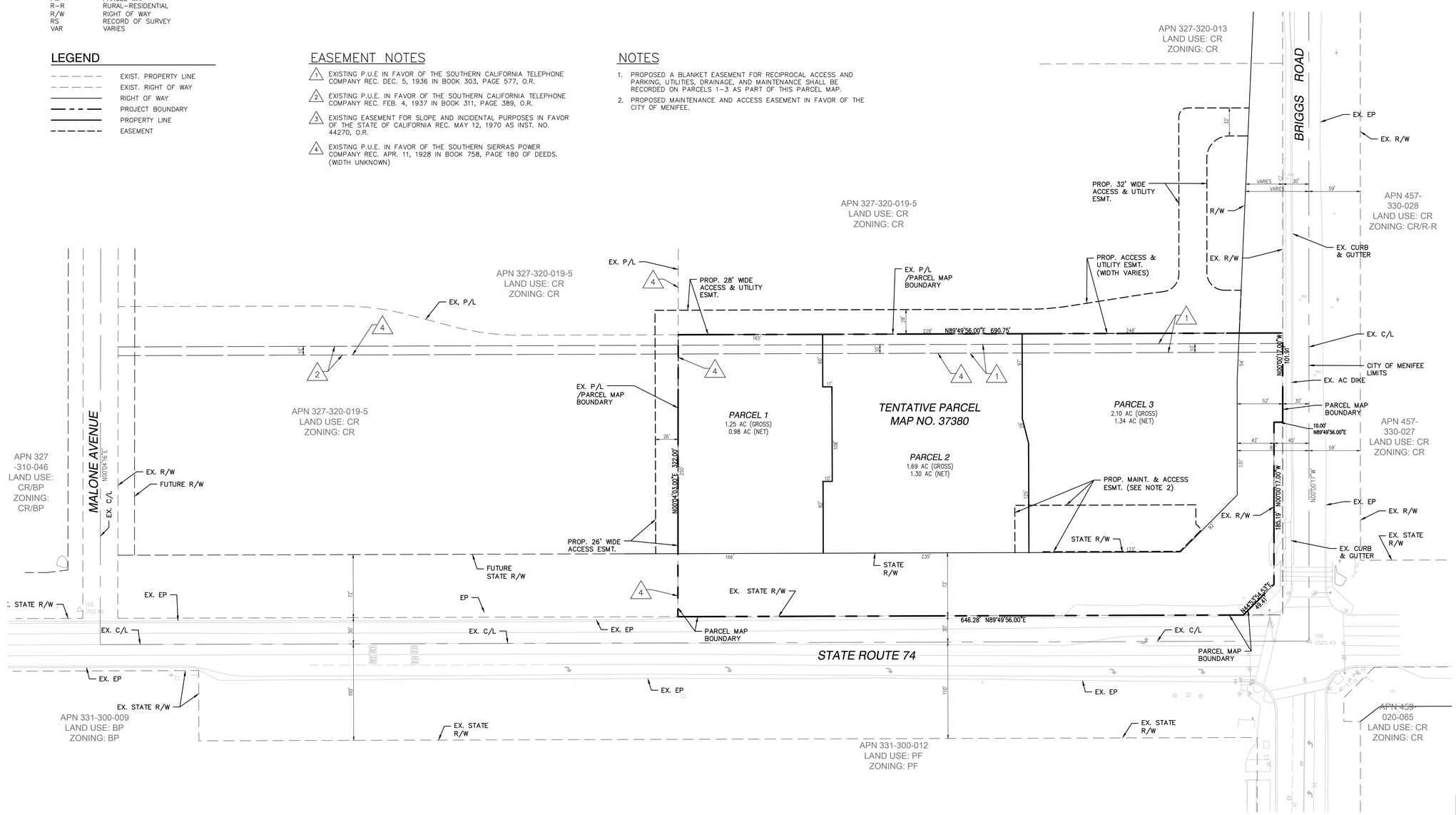
- EXIST. PROPERTY LINE
- EXIST. RIGHT OF WAY
- RIGHT OF WAY
- PROJECT BOUNDARY
- PROPERTY LINE
- EASEMENT

## EASEMENT NOTES

1. EXISTING P.U.E IN FAVOR OF THE SOUTHERN CALIFORNIA TELEPHONE COMPANY REC. DEC. 5, 1936 IN BOOK 303, PAGE 577, O.R.
2. EXISTING P.U.E. IN FAVOR OF THE SOUTHERN CALIFORNIA TELEPHONE COMPANY REC. FEB. 4, 1937 IN BOOK 311, PAGE 389, O.R.
3. EXISTING EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA REC. MAY 12, 1970 AS INST. NO. 44270, O.R.
4. EXISTING P.U.E. IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY REC. APR. 11, 1928 IN BOOK 758, PAGE 180 OF DEEDS. (WIDTH UNKNOWN)

## NOTES

1. PROPOSED A BLANKET EASEMENT FOR RECIPROCAL ACCESS AND PARKING, UTILITIES, DRAINAGE, AND MAINTENANCE SHALL BE RECORDED ON PARCELS 1-3 AS PART OF THIS PARCEL MAP.
2. PROPOSED MAINTENANCE AND ACCESS EASEMENT IN FAVOR OF THE CITY OF MENIFEE.




GRAPHIC SCALE
1 INCH = 50 FT

| REVISIONS: | | | |
|---|---|---|---|
| NO | DESCRIPTION | APPR | DATE |

CONDITIONAL USE PERMIT NO. 2017-226
HARVEST GLEN
PARCEL EXHIBIT
CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JEFFREY A. ANDERSON NO. C 48750 EXP. 09/30/20 CIVIL STATE OF CALIFORNIA


ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918


| | |
|---|---|
| SCALE: | 1" = 50' |
| DATE: | 5/21/2019 |
| DESIGNED BY: | JAA |
| DRAWN BY: | IMC |
| CHECKED BY: | JAA |
| SHEET | 2 OF 5 |

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

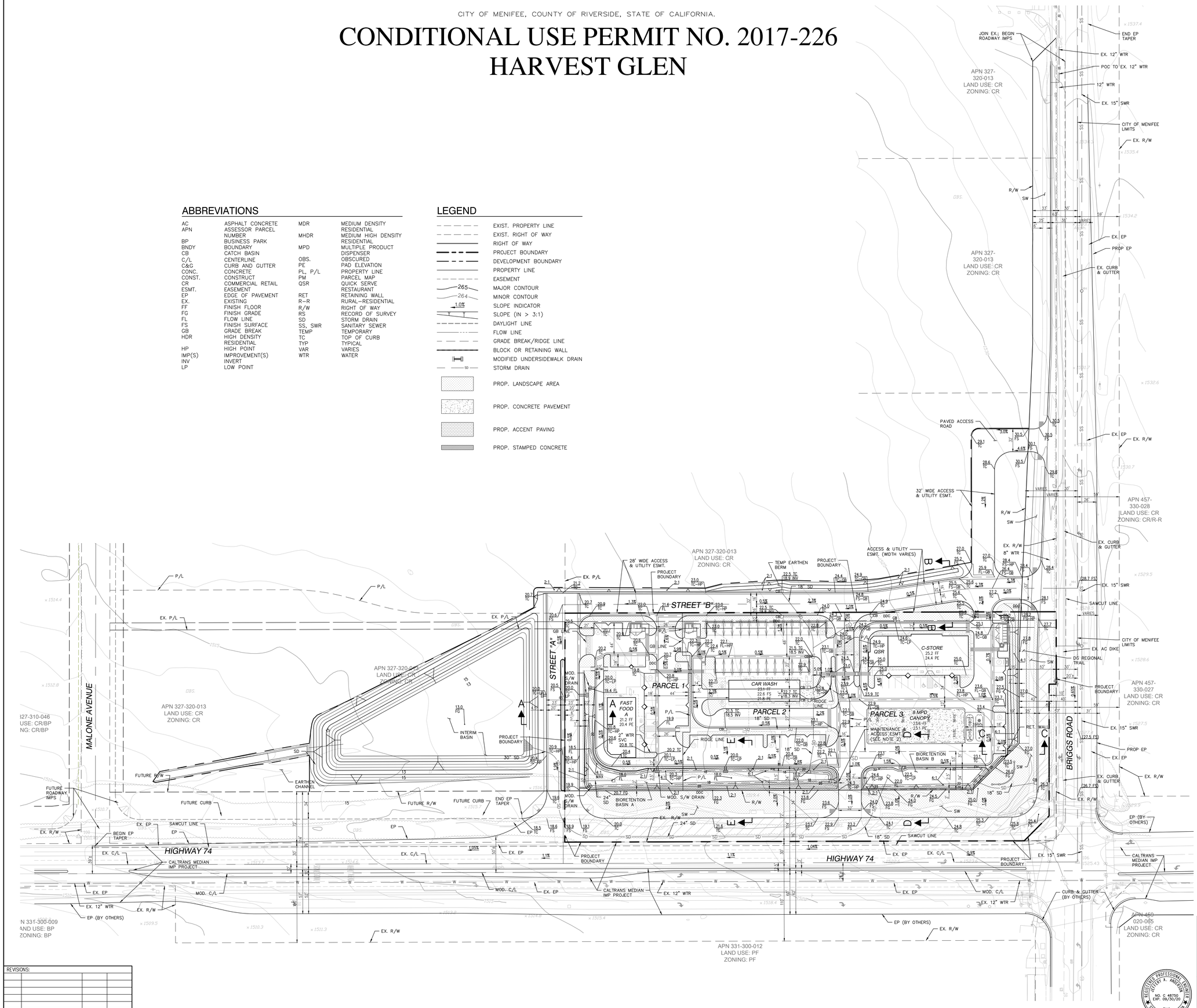
# CONDITIONAL USE PERMIT NO. 2017-226
# HARVEST GLEN

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | ASPHALT CONCRETE | MDR | MEDIUM DENSITY RESIDENTIAL |
| APN | ASSESSOR PARCEL NUMBER | MHDR | MEDIUM HIGH DENSITY RESIDENTIAL |
| BP | BUSINESS PARK | | |
| BNDY | BOUNDARY | MPD | MULTIPLE PRODUCT DISPENSER |
| CB | CATCH BASIN | | |
| C/L | CENTERLINE | OBS. | OBSCURED |
| C&G | CURB AND GUTTER | PE | PAD ELEVATION |
| CONC. | CONCRETE | PL, P/L | PROPERTY LINE |
| CONST. | CONSTRUCT | PM | PARCEL MAP |
| CR | COMMERCIAL RETAIL | QSR | QUICK SERVE RESTAURANT |
| ESMT. | EASEMENT | | |
| EP | EDGE OF PAVEMENT | RET | RETAINING WALL |
| EX. | EXISTING | R-R | RURAL-RESIDENTIAL |
| FF | FINISH FLOOR | R/W | RIGHT OF WAY |
| FG | FINISH GRADE | RS | RECORD OF SURVEY |
| FL | FLOW LINE | SD | STORM DRAIN |
| FS | FINISH SURFACE | SS, SWR | SANITARY SEWER |
| GB | GRADE BREAK | TEMP | TEMPORARY |
| HDR | HIGH DENSITY RESIDENTIAL | TC | TOP OF CURB |
| | | TYP | TYPICAL |
| HP | HIGH POINT | VAR | VARIES |
| IMP(S) | IMPROVEMENT(S) | WTR | WATER |
| INV | INVERT | | |
| LP | LOW POINT | | |

## LEGEND

- EXIST. PROPERTY LINE
- EXIST. RIGHT OF WAY
- RIGHT OF WAY
- PROJECT BOUNDARY
- DEVELOPMENT BOUNDARY
- PROPERTY LINE
- EASEMENT
- 265 MAJOR CONTOUR
- 264 MINOR CONTOUR
- 1.0% SLOPE INDICATOR
- SLOPE (IN > 3:1)
- DAYLIGHT LINE
- FLOW LINE
- GRADE BREAK/RIDGE LINE
- BLOCK OR RETAINING WALL
- MODIFIED UNDERSIDEWALK DRAIN
- SD STORM DRAIN
- PROP. LANDSCAPE AREA
- PROP. CONCRETE PAVEMENT
- PROP. ACCENT PAVING
- PROP. STAMPED CONCRETE




| REVISIONS: | | | |
|---|---|---|---|
| NO | DESCRIPTION | APPR | DATE |

CONDITIONAL USE PERMIT NO. 2017-226
HARVEST GLEN
PRELIMINARY GRADING AND DRAINAGE PLAN
CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

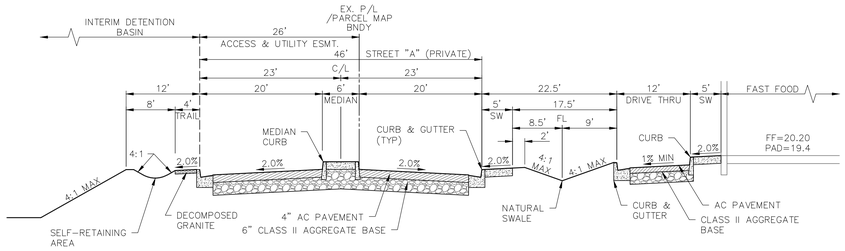
ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918

REGISTERED PROFESSIONAL ENGINEER JEFFREY A. ANDERSON NO. C 48750 EXP. 09/30/20 CIVIL STATE OF CALIFORNIA

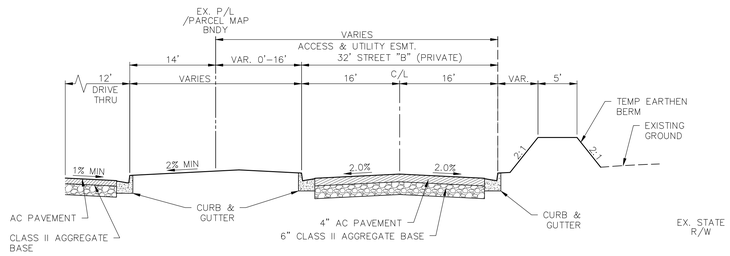
| | |
|---|---|
| SCALE: | 1" = 50' |
| DATE: | 5/21/2019 |
| DESIGNED BY: | JAA |
| DRAWN BY: | IMC |
| CHECKED BY: | JAA |
| SHEET | 3 OF 5 |

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

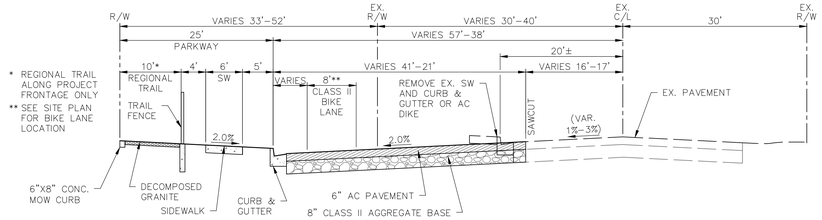
# CONDITIONAL USE PERMIT NO. 2017-226
# HARVEST GLEN



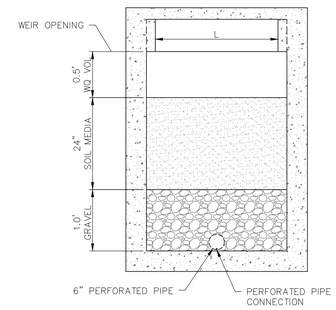

SECTION A–A
NOT TO SCALE




SECTION B–B
NOT TO SCALE

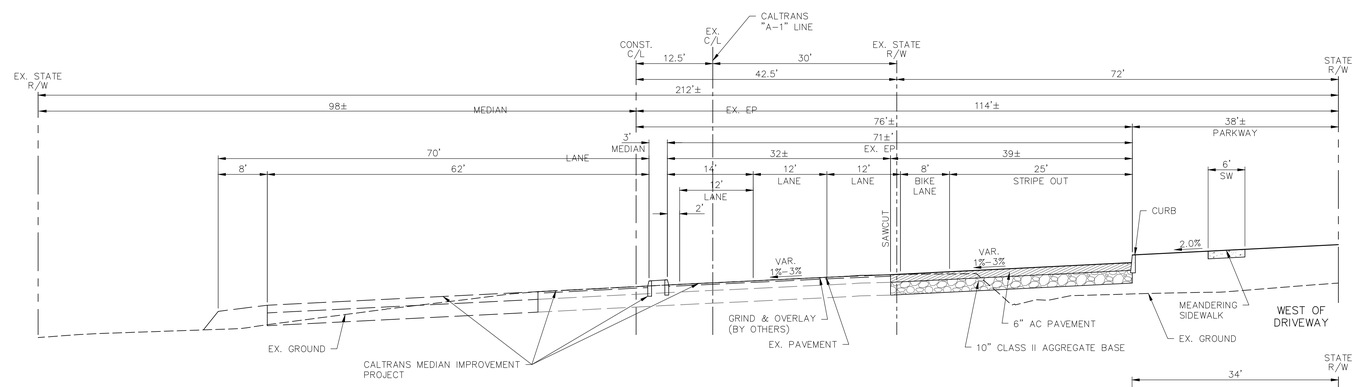



BRIGGS ROAD
MODIFIED MAJOR (4 LANES) PER CITY STD 110
NOT TO SCALE

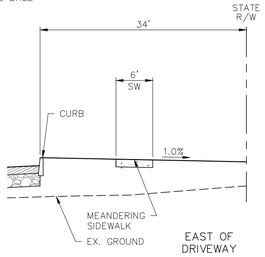


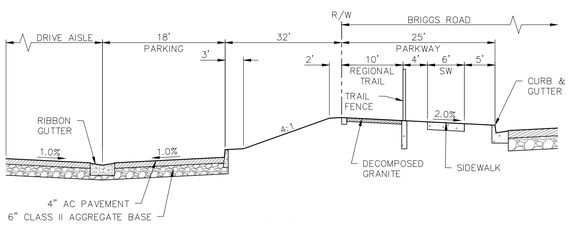

TYPICAL BIORETENTION BASIN OUTLET DETAIL
NOT TO SCALE

NOTE: FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS ENGINEER FOLLOWING FIELD TESTING



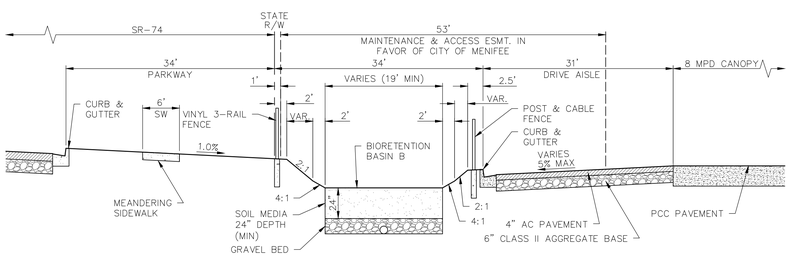

STATE ROUTE 74 (STA. 288+16.72 TO STA 294+48.21)
MODIFIED EXPRESSWAY (8 LANES) PER CITY STD 90
NOT TO SCALE



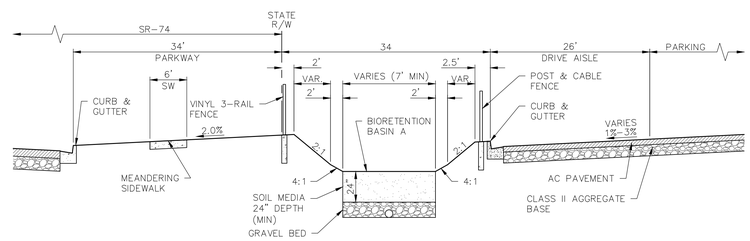

SECTION C–C
NOT TO SCALE

NOTE: FOR FENCING LOCATIONS AND DETAILS, PLEASE SEE THE LANDSCAPE PLANS




SECTION D–D
NOT TO SCALE

NOTE: FOR FENCING LOCATIONS AND DETAILS, PLEASE SEE THE LANDSCAPE PLANS




SECTION E–E
NOT TO SCALE

| REVISIONS: | | | |
|---|---|---|---|
| NO | DESCRIPTION | APPR | DATE |

REGISTERED PROFESSIONAL ENGINEER JEFFERY A. ANDERSON NO. C 48730 EXP. 09/30/20 CIVIL STATE OF CALIFORNIA

CONDITIONAL USE PERMIT NO. 2017-226
HARVEST GLEN
TYPICAL SECTIONS
CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA


ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925–7918


| | |
|---|---|
| SCALE: N/A | |
| DATE: 5/21/2019 | |
| DESIGNED BY: JAA | |
| DRAWN BY: MC | |
| CHECKED BY: JAA | |
| SHEET 4 OF 5 | |

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

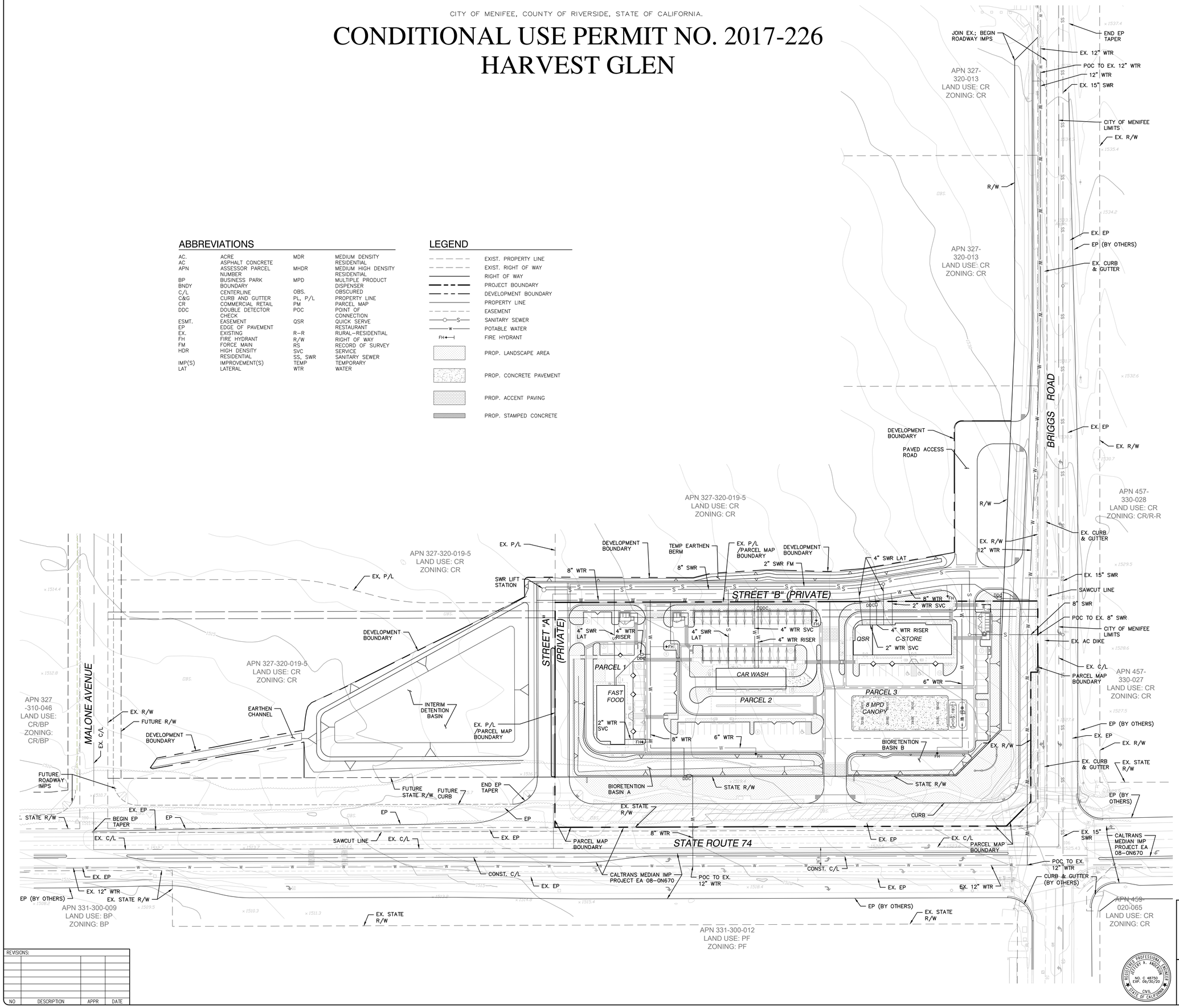
# CONDITIONAL USE PERMIT NO. 2017-226
# HARVEST GLEN

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC. | ACRE | MDR | MEDIUM DENSITY RESIDENTIAL |
| AC | ASPHALT CONCRETE | | |
| APN | ASSESSOR PARCEL NUMBER | MHDR | MEDIUM HIGH DENSITY RESIDENTIAL |
| BP | BUSINESS PARK | MPD | MULTIPLE PRODUCT DISPENSER |
| BNDY | BOUNDARY | | |
| C/L | CENTERLINE | OBS. | OBSCURED |
| C&G | CURB AND GUTTER | PL, P/L | PROPERTY LINE |
| CR | COMMERCIAL RETAIL | PM | PARCEL MAP |
| DDC | DOUBLE DETECTOR CHECK | POC | POINT OF CONNECTION |
| ESMT. | EASEMENT | QSR | QUICK SERVE RESTAURANT |
| EP | EDGE OF PAVEMENT | | |
| EX. | EXISTING | R-R | RURAL-RESIDENTIAL |
| FH | FIRE HYDRANT | R/W | RIGHT OF WAY |
| FM | FORCE MAIN | RS | RECORD OF SURVEY |
| HDR | HIGH DENSITY RESIDENTIAL | SVC | SERVICE |
| | | SS, SWR | SANITARY SEWER |
| IMP(S) | IMPROVEMENT(S) | TEMP | TEMPORARY |
| LAT | LATERAL | WTR | WATER |

## LEGEND

- EXIST. PROPERTY LINE
- EXIST. RIGHT OF WAY
- RIGHT OF WAY
- PROJECT BOUNDARY
- DEVELOPMENT BOUNDARY
- PROPERTY LINE
- EASEMENT
- SANITARY SEWER
- POTABLE WATER
- FIRE HYDRANT
- PROP. LANDSCAPE AREA
- PROP. CONCRETE PAVEMENT
- PROP. ACCENT PAVING
- PROP. STAMPED CONCRETE




| REVISIONS: | | | |
|---|---|---|---|
| NO | DESCRIPTION | APPR | DATE |

CONDITIONAL USE PERMIT NO. 2017-226
HARVEST GLEN
PRELIMINARY SEWER AND WATER PLAN
CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JEFFERY A. ANDERSON NO. C 48750 EXP. 09/30/20 CIVIL STATE OF CALIFORNIA


ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918


| | |
|---|---|
| SCALE: | 1" = 50' |
| DATE: | 5/21/2019 |
| DESIGNED BY: | JAA |
| DRAWN BY: | IMC |
| CHECKED BY: | JAA |
| SHEET | 5 OF 5 |

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TENTATIVE PARCEL MAP NO. 37380

## GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER (APN): 327-320-019 (POR) & 016 (POR.)
2. THE PROPERTY SHOWN HEREON DOES NOT CONTAIN THE ENTIRE CONTIGUOUS OWNER.
3. TOTAL APPROXIMATE AREA: 5.04 AC. GROSS, 3.62 AC. NET
4. TOTAL APPROXIMATE AREA TO BE DEDICATED FOR RIGHT OF WAY: 1.40 AC.
5. PROPOSED SCHEDULE "E" SUBDIVISION.
6. ALL COMMERCIAL AREAS, LANDSCAPED AREAS, AND POST CONSTRUCTION BMPS SHALL BE MAINTAINED BY MERCHANT/OWNER ASSOCIATION.
7. THE ENTIRE PROJECT SHALL BE MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM MAINTAINED BY MERCHANT/OWNER ASSOCIATION.
8. ALL DIMENSIONS ARE TO FACE OF BUILDING WALLS AND CONCRETE CURB FACE.
9. CONTOUR INTERVAL = 1 FOOT.
10. NO REGULATED TREES EXIST ON SITE, UNLESS NOTED.
11. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS MAP ARE APPROXIMATE.
12. SOURCE OF TOPOGRAPHY: INLAND AERIAL SURVEYS, INC., 7117 ARLINGTON AVENUE SUITE A, RIVERSIDE, CA 92503. PERFORMED ON DECEMBER 30, 2004.
13. THIS PROJECT IS WITHIN MENIFEE NORTH SPECIFIC PLAN # 260 AMENDMENT # 2.
14. THIS PROJECT IS WITHIN L&LMD NO. 89-1-C.
15. THIS PROJECT IS NOT LOCATED IN A SPECIAL STUDIES ZONE.
16. THIS PROPERTY IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS AND IS NOT LOCATED IN A SPECIAL STUDIES ZONE.
17. THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR OTHER FLOOD HAZARDS.
18. PROPOSED WASTE DISPOSAL SYSTEM: EMWD AND DUMPSTERS FOR SOLID WASTE.
19. ALL BUILDINGS PROPOSED BY THE PROJECT WILL BE ERECTED IN CONFORMANCE WITH THE UNIFORM BUILDING CODE OCCUPANCY GROUP AND CONSTRUCTION TYPE FOR COMMERCIAL CONSTRUCTION.
20. PROJECT IS LOCATED ON PAGE 838, H-1, J-1 OF THOMAS BROTHERS (RIVERSIDE COUNTY. 2005 EDITION).
21. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200' OF THE PROPERTY BOUNDARY.
22. THIS PROJECT WILL NOT IMPLEMENT THE USE OF A SEPTIC SYSTEM.

## LEGAL DESCRIPTION

PARCEL "C" OF NOTICE OF LOT LINE ADJUSTMENT RECORDED JULY 19, 2018 AS INSTRUMENT NO. 2018-0291969 OF OFFICIAL RECORDS, BEING ALL OF LOT 268-B AND A PORTION OF LOTS 269 OF ROMOLA FARMS NO. 5 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 44 AND 45 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING FROM LOT 268-B THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 28, 1966 AS INSTRUMENT NO. 96186 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM LOT 268-B THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 22, 1994 AS INSTRUMENT NO. 94-253036, OF OFFICIAL RECORDS.

## WATER QUALITY

A COMPLETE WATER QUALITY MANAGEMENT PLAN (WQMP) IS BEING PROVIDED WITH THE PROJECT SPECIFIC WQMP. THE PLAN IDENTIFIES THE FOLLOWING:

A) POTENTIAL POST-PROJECT POLLUTANTS AND HYDROLOGICAL IMPACTS ASSOCIATED WITH THE DEVELOPMENT.

B) PROPOSED MITIGATION MEASURES (BEST MANAGEMENT PRACTICES - BMP'S) FOR TREATMENT OF IDENTIFIED IMPACTS INCLUDING SITE DESIGN, SOURCE CONTROL, AND TREATMENT CONTROL POST-PROJECT BMP'S.

C) SUSTAINABLE FUNDING AND MAINTENANCE MECHANISMS FOR THE AFOREMENTIONED BEST MANAGEMENT PRACTICES - BMP'S. A MAINTENANCE AGREEMENT TO BE APPROVED BY CITY COUNCIL WILL BE REQUIRED PRIOR TO ISSUANCE OF GRADING PERMIT.

## FLOOD ZONING

THIS AREA IS NOT WITHIN A FLOOD HAZARD AREA. THE AREA IS CONSIDERED A ZONE X (UNSHADED) FLOOD HAZARD WHICH IS OUTSIDE OF THE 100-YEAR FLOOD LIMITS.

## OWNER

BRIGGS & 74, LLC
PO BOX L
RANCHO SANTA FE, CA 92067
DLONG@RANCONGROUP.COM
(951) 200-2367

## APPLICANT

DANNY LONG
MR56 LLC/RANCON GROUP
41391 KALMIA STREET, SUITE 200
MURRIETA, CA 92562
DLONG@RANCONGROUP.COM
(951) 200-2367

## PREPARER

ANDERSON CONSULTING ENGINEERS, INC
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
JEFF@ACE-CIVIL.COM
(858) 925-7918

| REVISIONS: | | | |
|---|---|---|---|
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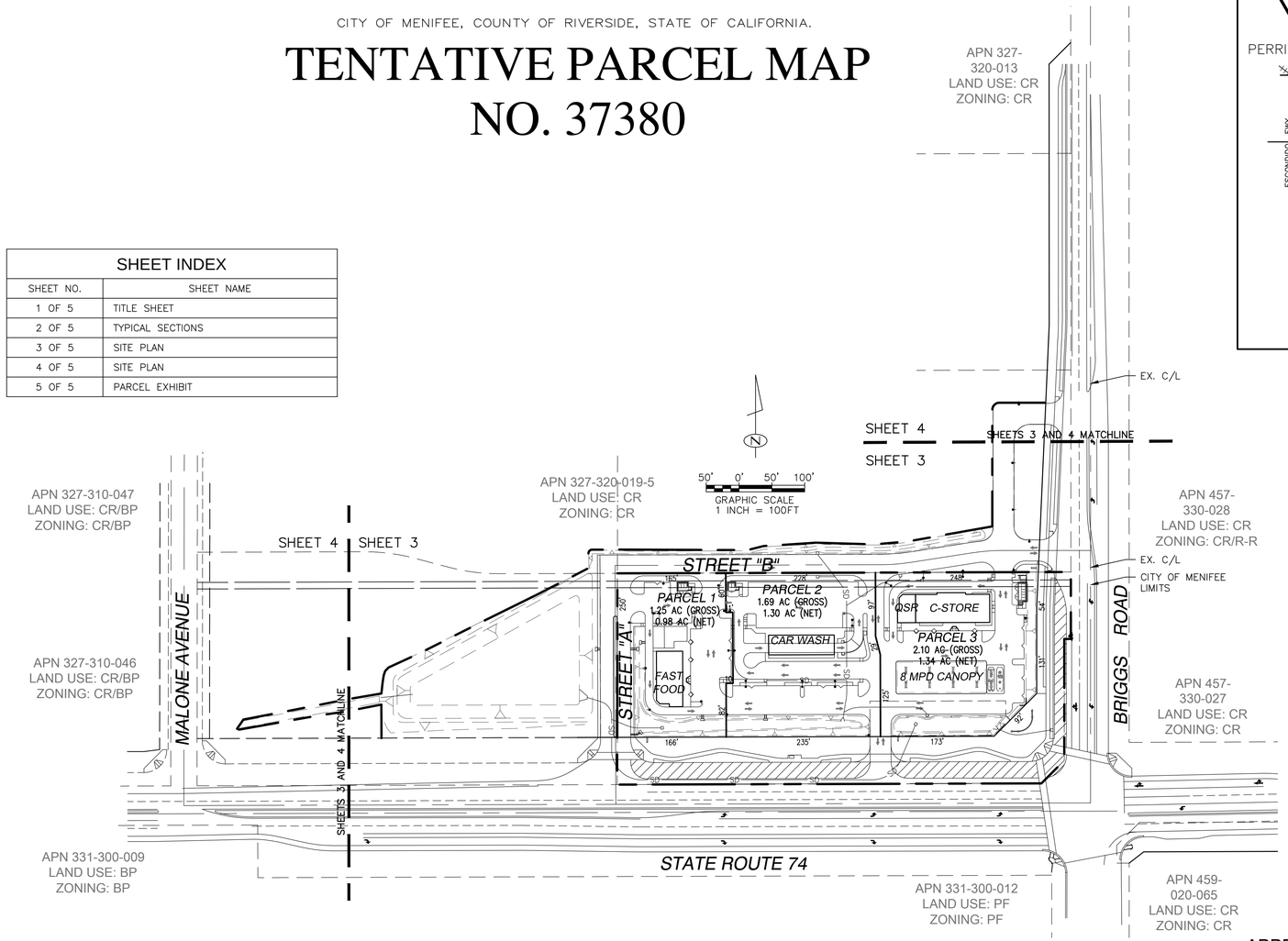
| | | | |
| | | | |
| | | | |
| NO | DESCRIPTION | APPR | DATE |

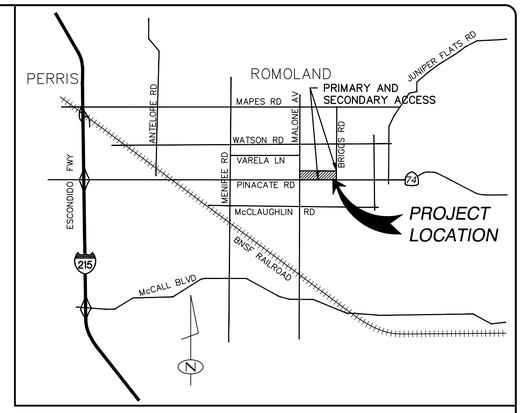
## SHEET INDEX

| SHEET NO. | SHEET NAME |
|---|---|
| 1 OF 5 | TITLE SHEET |
| 2 OF 5 | TYPICAL SECTIONS |
| 3 OF 5 | SITE PLAN |
| 4 OF 5 | SITE PLAN |
| 5 OF 5 | PARCEL EXHIBIT |




## INDEX MAP

SCALE: 1" = 100'




## VICINITY MAP

NOT TO SCALE

## UTILITY PUREYORS

| | |
|---|---|
| WATER: | EASTERN MUNICIPAL WATER DISTRICT<br>2270 TRUMBLE ROAD<br>PERRIS, CA. 92572<br>(951) 928-3777 |
| SEWER: | EASTERN MUNICIPAL WATER DISTRICT<br>2270 TRUMBLE ROAD<br>PERRIS, CA. 92572<br>(951) 928-3777 |
| ELECTRIC: | SOUTHERN CALIFORNIA EDISON<br>6100 MENIFEE ROAD<br>ROMOLAND, CA 92585<br>(800) 655-4555 |
| NATURAL GAS: | SOUTHERN CALIFORNIA GAS COMPANY<br>527 NORTH SAN JACINTO STREET<br>HEMET, CA 92543<br>(800) 427-2200 |
| TELEPHONE: | VERIZON<br>30098 HAUN RD #320<br>MENIFEE, CA 92584<br>(951) 723-8452 |
| CABLE: | TIME WARNER CABLE<br>4077 W. STETSON AVENUE<br>HEMET, CA 92545<br>(888) 255-5789 |

## SCHOOL DISTRICTS

| | |
|---|---|
| SCHOOL DISTRICT: | ROMOLAND SCHOOL DISTRICT (GRADES K-8)<br>25900 LEON ROAD<br>HOMELAND, CA 92548<br>(951) 943-6369 |
| | PERRIS UNION HIGH SCHOOL (GRADES 9-12)<br>155 EAST FOURTH STREET<br>PERRIS, CA 92570<br>(951) 943-6369 |

## ZONING AND LAND USE SUMMARY

| DESCRIPTION | ON-SITE | NORTH | SOUTH | EAST | WEST |
|---|---|---|---|---|---|
| GENERAL PLAN | CR | MDR | CR | OS-R, CR | MDR, BP |
| EXISTING ZONING | SP-260<br>PA 44<br>COMMERCIAL | SP-260<br>PA 23A<br>HIGH DENSITY RES | SP-301<br>PA 2 & 9 | SP-260<br>PA 26 HIGH DENSITY RES<br>PA 27 COMMERCIAL | SP-260<br>PA 19 COMMERCIAL/<br>BUSINESS PARK |
| PROPOSED ZONING | SP-260<br>PA 44<br>COMMERCIAL | SP-260<br>PA 23A<br>MED HIGH DENSITY RES | SP-301<br>PA 2 & 9 | SP-260<br>PA 26 HIGH DENSITY RES<br>PA 27 COMMERCIAL | SP-260<br>PA 19 COMMERCIAL/<br>BUSINESS PARK |
| EXISTING LAND USE | VACANT | VACANT/COMMUNITY PARK | HIGH SCHOOL | VACANT | VACANT |
| PROPOSED LAND USE | COMMERCIAL | HIGH DENSITY RES/<br>RECREATION | MED DENSITY RES/<br>HIGH SCHOOL | COMMERCIAL | COMMERCIAL/<br>BUSINESS PARK |

## PARKING SUMMARY

| LOCATION | COMMERCIAL TYPE | DESCRIPTION | SPACE | NO. OF EMPLOYEES | REQUIRED SPACES | REQUIRED HANDICAP SPACES |
|---|---|---|---|---|---|---|
| PARCEL 1 | FAST FOOD | 1 SPACE/45 SF OF SERVING AREA, PLUS 1 SPACE/2 EMPLOYEES | 1,270 | 6 | 32 | 2 |
| PARCEL 2 | CAR WASH | 1 SPACE/3 EMPLOYEES | N/A | 6 | 2 | 1 |
| PARCEL 3 | QSR | 1 SPACE/45 SF OF SERVING AREA, PLUS 1 SPACE/2 EMPLOYEES | 425 | 4 | 12 | |
| | C-STORE | 1 SPACE/200 SF | 4,967 | 2 | 25 | 1 |
| | | | | TOTAL: | 71 | 4 |
| | | | | SPACES PROVIDED: | 73 | 5 |

PER THE 2016 CALIFORNIA GREEN BUILDING CODE TABLE 5.106.2, A TOTAL OF SIX (6) STALLS ARE REQUIRED FOR CLEAN AIR VEHICLES, PER TABLE 5.106.5.3, FOUR (4) STALLS ARE REQUIRED TO HAVE FUTURE ELECTRIC VEHICLE CHARGING STATIONS

## LEGEND

| | | | |
|---|---|---|---|
| (XX.XX) | EXISTING ELEVATION | | STORM DRAIN |
| | EXISTING PROPERTY LINE | | MODIFIED UNDERSIDEWALK DRAIN |
| | EXISTING RIGHT OF WAY | | CONCRETE PAVEMENT |
| | RIGHT OF WAY | | STAMPED CONCRETE |
| | PROJECT BOUNDARY | | ACCENT PAVING |
| 265 | MAJOR CONTOUR | | LANDSCAPE AREA |
| 264 | MINOR CONTOUR | | STREET LIGHT |
| 1.0% | SLOPE INDICATOR | | |
| | SLOPE (IF > 3:1) | | |
| | DAYLIGHT LINE | | |
| | FLOW LINE | | |
| | GRADE BREAK/RIDGE LINE | | |

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC. | ACRE | MDR | MEDIUM DENSITY RESIDENTIAL |
| AC | ASPHALT CONCRETE | MHDR | MEDIUM HIGH DENSITY RESIDENTIAL |
| APN | ASSESSOR PARCEL NUMBER | MPD | MULTIPLE PRODUCT DISPENSER |
| BP | BUSINESS PARK | P.C. | PARCEL MAP |
| BNDY | BOUNDARY | PE | PAD ELEVATION |
| C/L | CENTERLINE | PL, P/L | PROPERTY LINE |
| C&G | CURB AND GUTTER | POC | POINT OF CONNECTION |
| CONC. | CONCRETE | PROP. | PROPOSD |
| CONST. | CONSTRUCT | QSR | QUICK SERVE RESTAURANT |
| CR | COMMERCIAL RETAIL | R-R | RURAL-RESIDENTIAL |
| CY | CUBIC YARD | R/W | RIGHT OF WAY |
| DG | DECOMPOSED GRANITE | RS | RECORD OF SURVEY |
| DDC | DOUBLE DETECTOR CHECK | SD | STORM DRAIN |
| ESMT. | EASEMENT | SS, SWR | SANITARY SEWER |
| EP | EDGE OF PAVEMENT | SW, S/W | SIDEWALK |
| EX. | EXISTING | SVC | SERVICE |
| FG | FINISH GRADE | TC | TOP OF CURB |
| FF | FINISH FLOOR | TEMP | TEMPORARY |
| FL | FLOW LINE | TW | TOP OF WALL |
| FM | FORCE MAIN | TYP | TYPICAL |
| FS | FINISH SURFACE | VAR | VARIES |
| GB | GRADE BREAK | WTR | POTABLE WATER |
| HDR | HIGH DENSITY RESIDENTIAL | | |
| HP | HIGH POINT | | |
| IMP(S) | IMPROVEMENT(S) | | |
| INV | INVERT | | |
| LAT | LATERAL | | |
| LP | LOW POINT | | |

REGISTERED PROFESSIONAL ENGINEER
JEFFERY A. ANDERSON
NO. C 48750
EXP. 09/30/20
CIVIL
STATE OF CALIFORNIA

JEFFERY A. ANDERSON
R.C.E. C48750

5-21-19
DATE
EXPIRES 09-30-20

TENTATIVE PARCEL MAP NO. 37380

TITLE SHEET

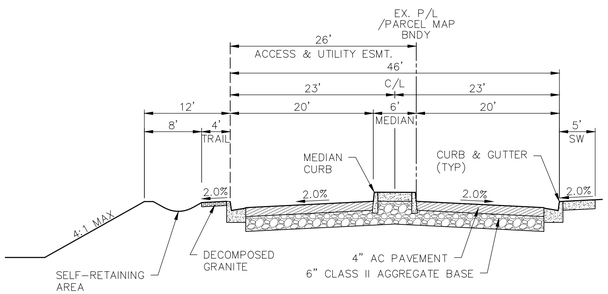
CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918

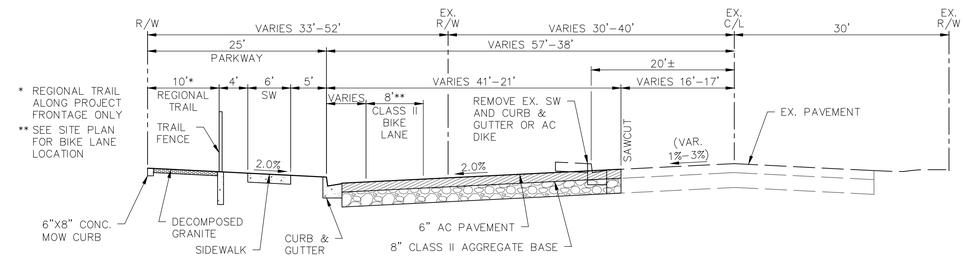
SCALE: N/A
DATE: 5/21/2019
DESIGNED BY: JAA
DRAWN BY: IMC
CHECKED BY: JAA
SHEET 1 OF 5

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

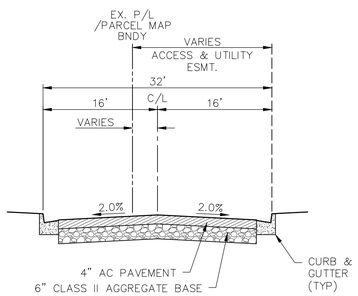
# TENTATIVE PARCEL MAP NO. 37380




STREET "A" (PRIVATE)
NOT TO SCALE

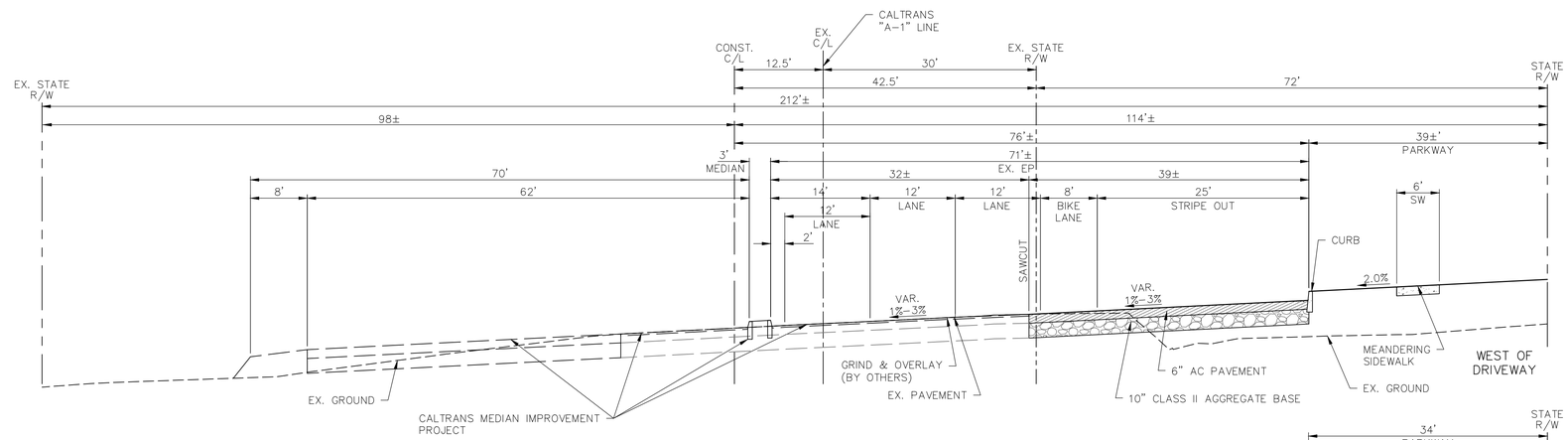



BRIGGS ROAD
MODIFIED MAJOR (4 LANES) PER CITY STD 110
NOT TO SCALE

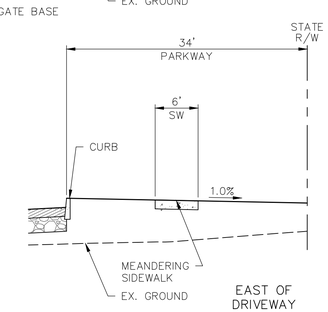



STREET "B" (PRIVATE)
NOT TO SCALE

NOTE: FINAL PAVEMENT SECTION TO BE DETERMINED BY SOILS ENGINEER FOLLOWING FIELD TESTING




STATE ROUTE 74 (STA. 288+16.72 TO STA 294+48.21)
MODIFIED EXPRESSWAY (8 LANES) PER CITY STD 90
NOT TO SCALE

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| REVISIONS: | | | |
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| NO | DESCRIPTION | APPR | DATE |

REGISTERED PROFESSIONAL ENGINEER JEFFREY A. ANDERSON NO. C 48750 EXP. 09/30/20 CIVIL STATE OF CALIFORNIA

JEFFREY A. ANDERSON
R.C.E. C48750

5-21-19
DATE
EXPIRES 09-30-20

TENTATIVE PARCEL MAP NO. 37380

TYPICAL SECTIONS

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918

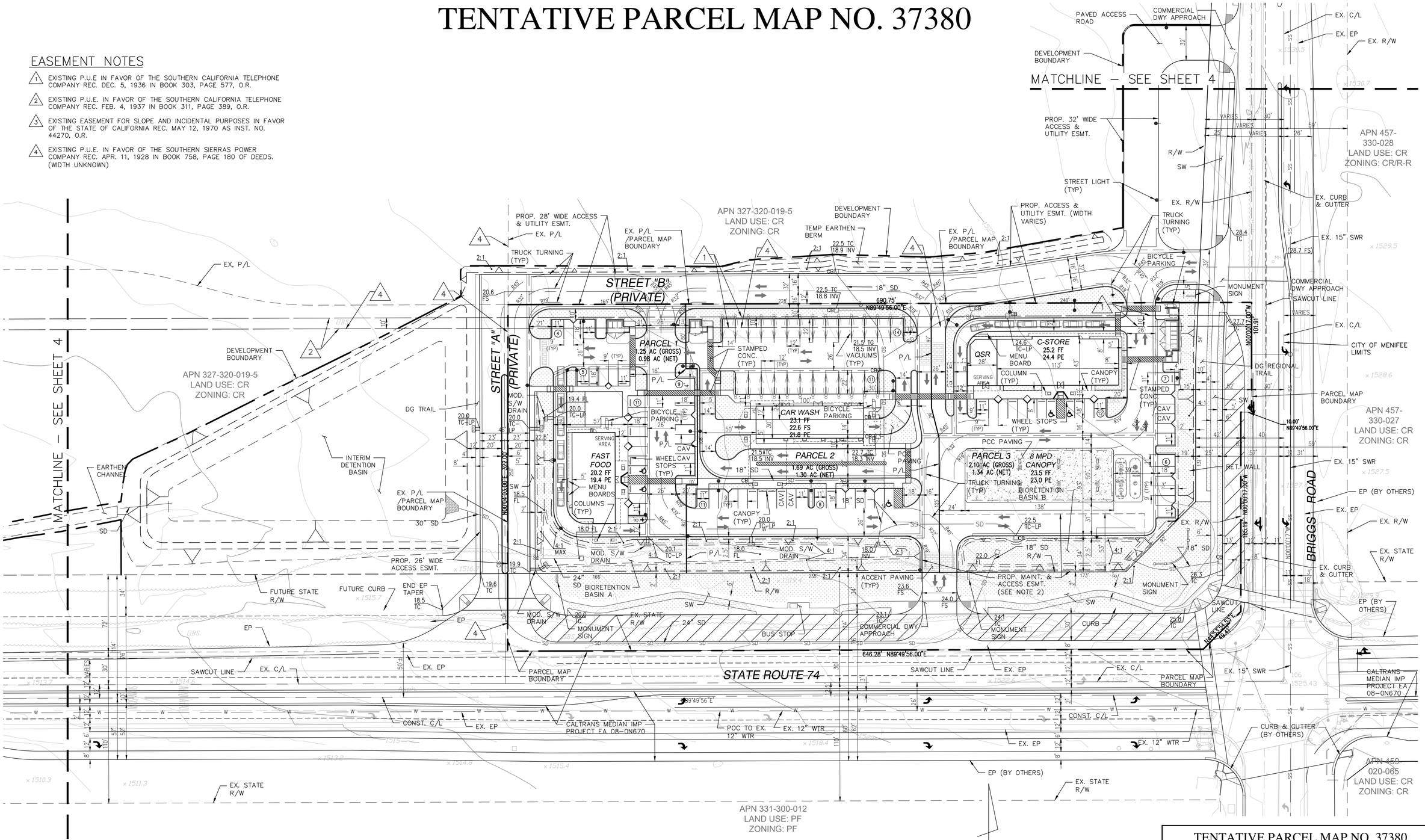
SCALE: N/A
DATE: 5/21/2019
DESIGNED BY: JAA
DRAWN BY: IMC
CHECKED BY: JAA
SHEET 2 OF 5

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TENTATIVE PARCEL MAP NO. 37380

## EASEMENT NOTES

1. EXISTING P.U.E IN FAVOR OF THE SOUTHERN CALIFORNIA TELEPHONE COMPANY REC. DEC. 5, 1936 IN BOOK 303, PAGE 577, O.R.
2. EXISTING P.U.E. IN FAVOR OF THE SOUTHERN CALIFORNIA TELEPHONE COMPANY REC. FEB. 4, 1937 IN BOOK 311, PAGE 389, O.R.
3. EXISTING EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES IN FAVOR OF THE STATE OF CALIFORNIA REC. MAY 12, 1970 AS INST. NO. 44270, O.R.
4. EXISTING P.U.E. IN FAVOR OF THE SOUTHERN SIERRAS POWER COMPANY REC. APR. 11, 1928 IN BOOK 758, PAGE 180 OF DEEDS. (WIDTH UNKNOWN)




## NOTES

1. PROPOSED BLANKET EASEMENT FOR RECIPROCAL ACCESS AND PARKING, UTILITIES, DRAINAGE, AND MAINTENANCE SHALL BE RECORDED ON PARCELS 1–3 AS PART OF THIS PARCEL MAP.
2. PROPOSED MAINTENANCE AND ACCESS EASEMENT IN FAVOR OF THE CITY OF MENIFEE.

N

40' 0' 20' 40' 80' 120'

GRAPHIC SCALE
1 INCH = 40 FT

| REVISIONS: | | | |
|---|---|---|---|
| NO | DESCRIPTION | APPR | DATE |

TENTATIVE PARCEL MAP NO. 37380

SITE PLAN

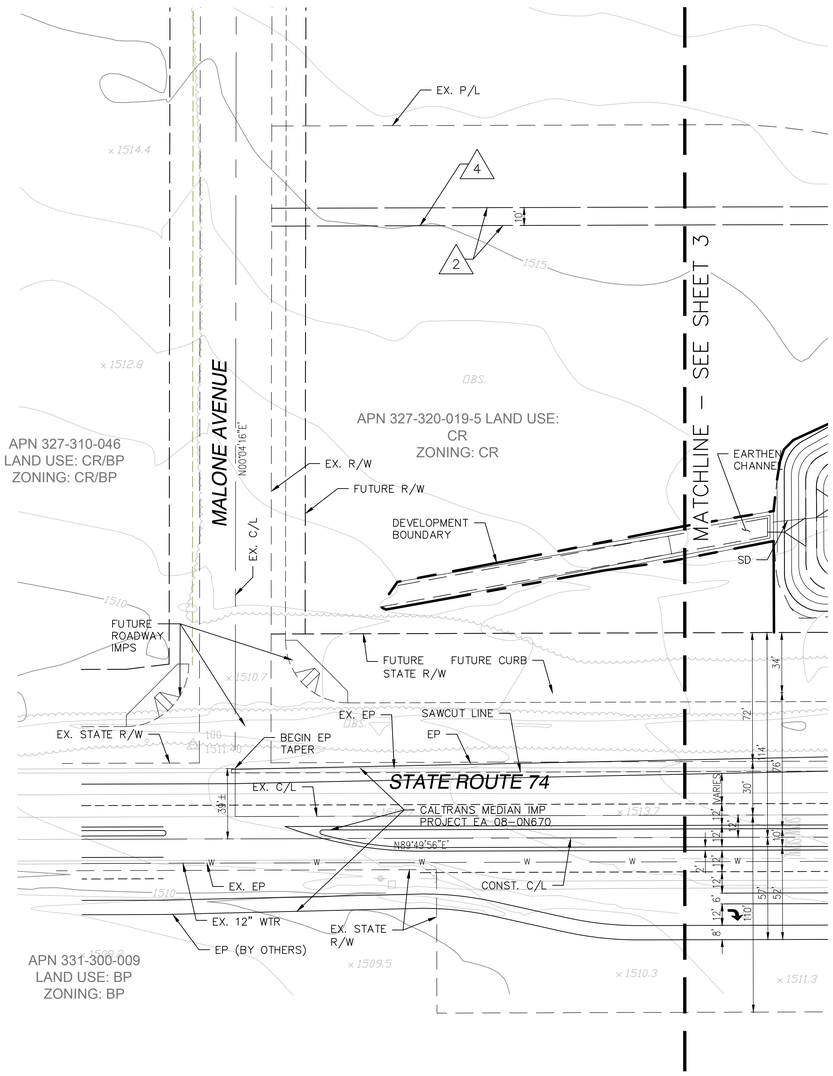
CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

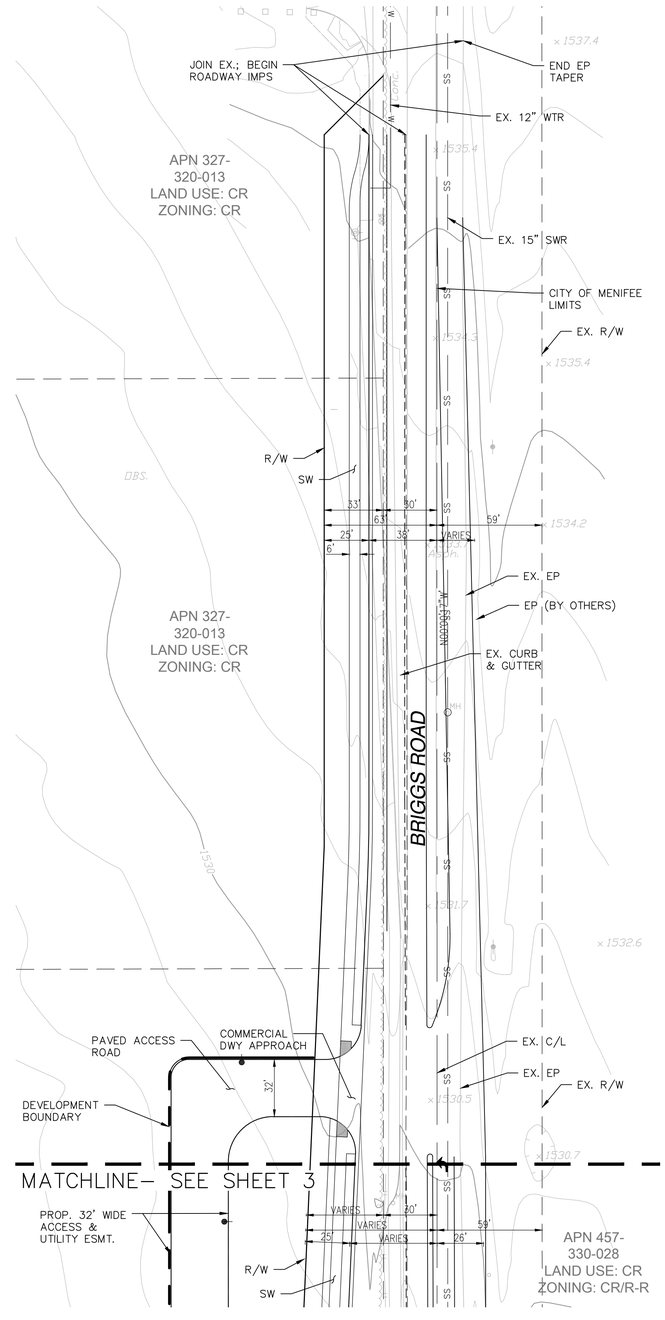

ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925–7918

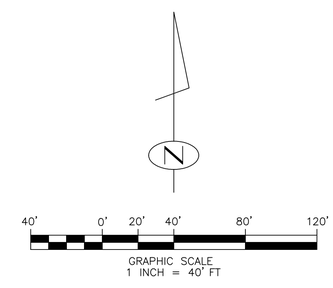

SCALE: 1" = 40'
DATE: 5/21/2019
DESIGNED BY: JAA
DRAWN BY: IMC
CHECKED BY: JAA
SHEET 3 OF 5

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TENTATIVE PARCEL MAP NO. 37380




| REVISIONS: | | | |
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| NO | DESCRIPTION | APPR | DATE |

## TENTATIVE PARCEL MAP NO. 37380

SITE PLAN

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA


ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925-7918


SCALE: 1" = 40'
DATE: 5/21/2019
DESIGNED BY: JAA
DRAWN BY: IMC
CHECKED BY: JAA
SHEET 4 OF 5

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

# TENTATIVE PARCEL MAP NO. 37380

## EASEMENT NOTES

1. EXISTING P.U.E IN FAVOR OF THE SOUTHERN CALIFORNIA TELEPHONE COMPANY REC. DEC. 5, 1936 IN BOOK 303, PAGE 577, O.R.
2. EXISTING P.U.E. IN FAVOR OF THE SOUTHERN CALIFORNIA TELEPHONE COMPANY REC. FEB. 4, 1937 IN BOOK 311, PAGE 389, O.R.
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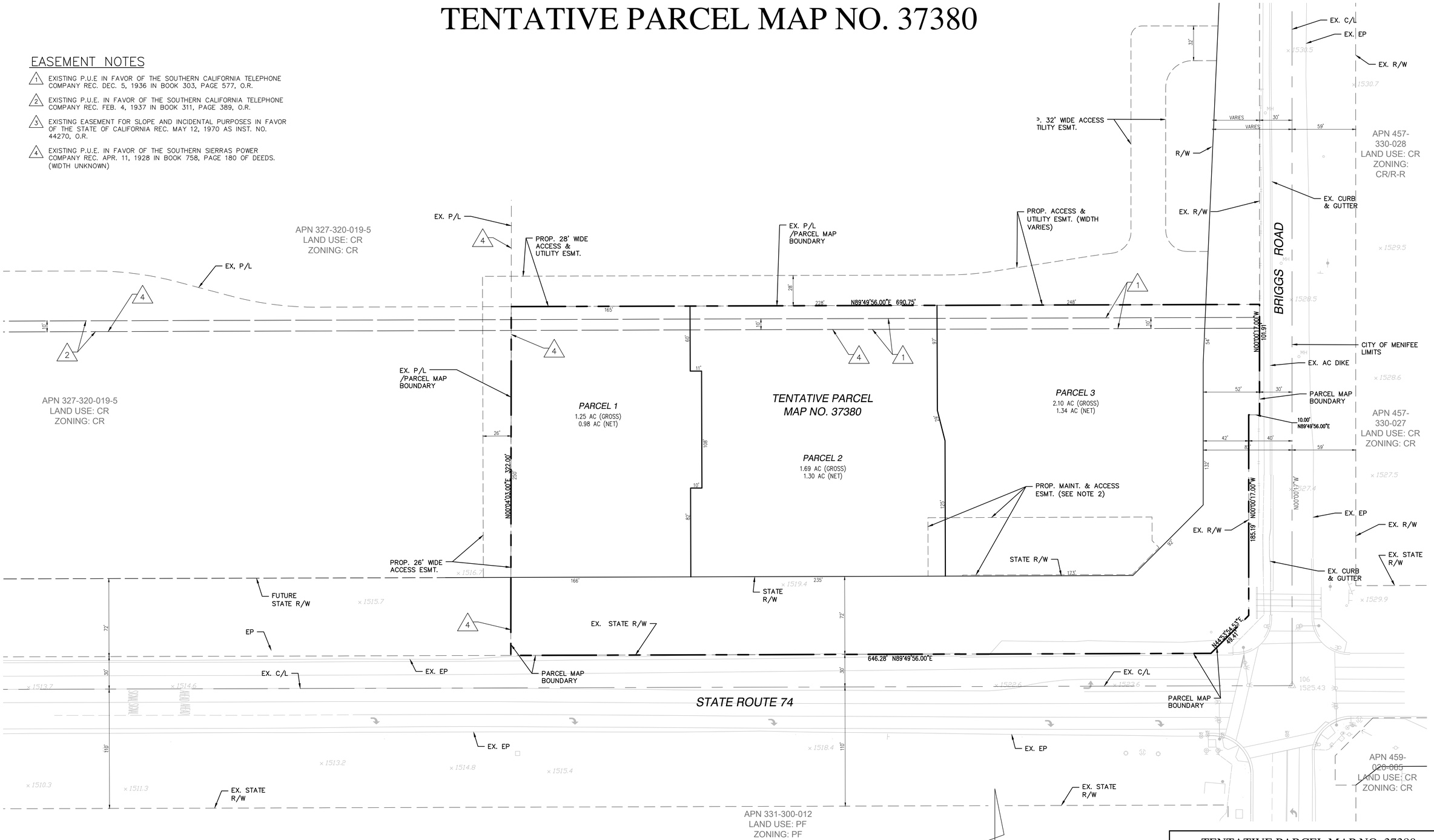


## NOTES

1. PROPOSED BLANKET EASEMENT FOR RECIPROCAL ACCESS AND PARKING, UTILITIES, DRAINAGE, AND MAINTENANCE SHALL BE RECORDED ON PARCELS 1–3 AS PART OF THIS PARCEL MAP.
2. PROPOSED MAINTENANCE AND ACCESS EASEMENT IN FAVOR OF THE CITY OF MENIFEE.

| REVISIONS: | | | |
|---|---|---|---|
| | | | |
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| | | | |
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| NO | DESCRIPTION | APPR | DATE |

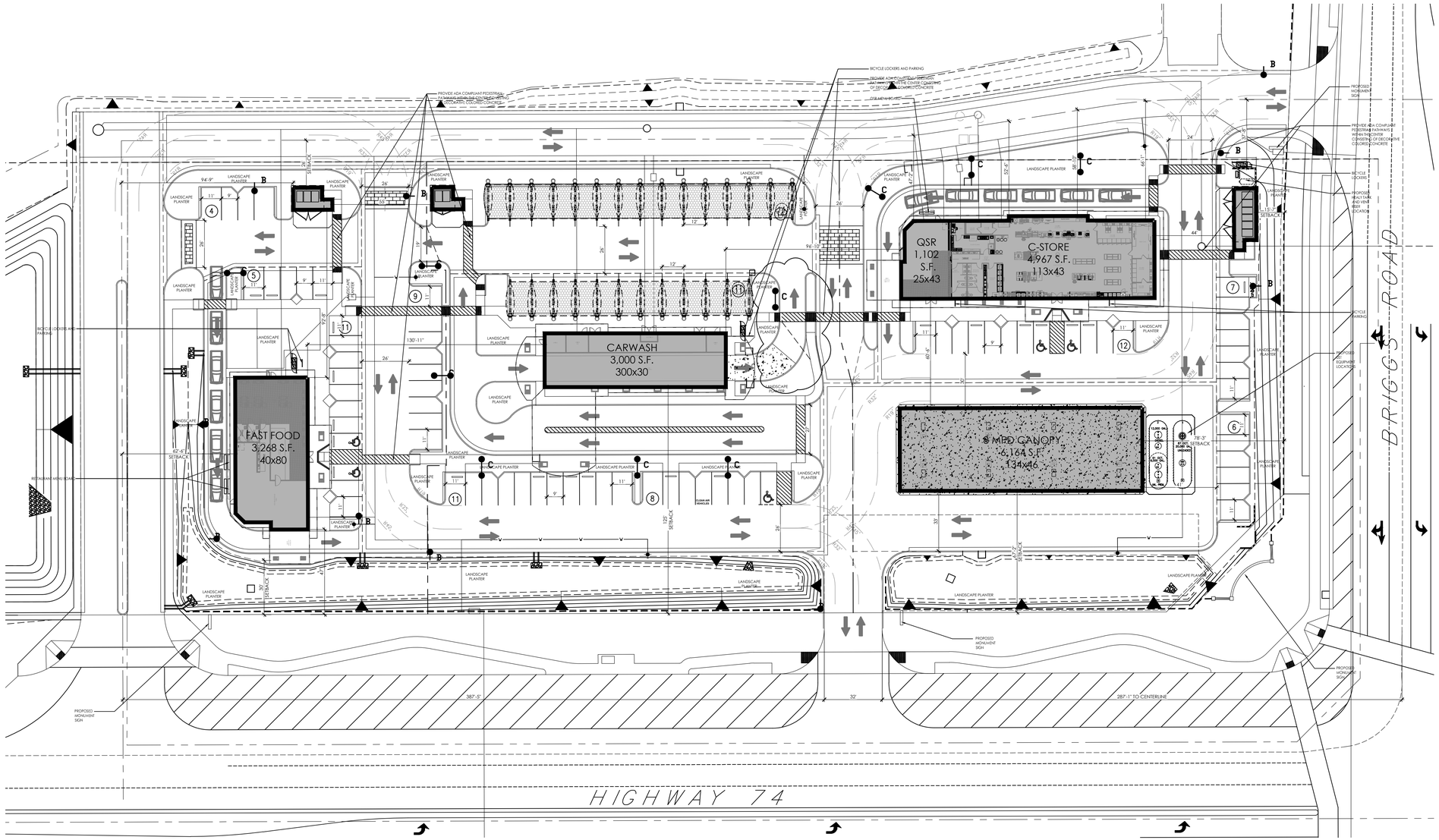
TENTATIVE PARCEL MAP NO. 37380

PARCEL EXHIBIT

CITY OF MENIFEE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA


ENGINEER:
ANDERSON CONSULTING ENGINEERS, INC.
12526 HIGH BLUFF DRIVE, SUITE 300
SAN DIEGO, CA 92130
(858) 925–7918


| | |
|---|---|
| SCALE: | 1" = 40' |
| DATE: | 5/21/2019 |
| DESIGNED BY: | JAA |
| DRAWN BY: | IMC |
| CHECKED BY: | JAA |
| SHEET | 5 OF 5 |




# CONCEPTUAL SITE PLAN

SCALE: 1' = 30'-0"

0 30 60 120

## SITE DATA

| | |
|---|---|
| ADDRESS: | SEC HWY. 74 & BRIGGS ROAD<br>MENIFEE, CA 92585 |
| APN: | 327-320-013 |
| LOT SIZE: | 1,833,004.8 SF (42.08 ACRES) |
| BUILDING AREA: | C-STORE: 4,967 SF<br>GASOLINE CANOPY: 6,164 SF<br>QUICK SERVE RESTAURANT: 1,102 SF<br>CAR WASH: 3,000 SF<br>(CASUAL DINING) RESTAURANT: 3,268 SF<br>TRASH ENCLOSURE: 790 SF |
| COUNTY: | RIVERSIDE |
| CONSTRUCTION TYPE: | C-STORE: V-B/SPRINKLERED<br>GASOLINE CANOPY: TYPE III<br>QUICK SERVE RESTAURANT: V-B/SPRINKLERED<br>CAR WASH: V-B/SPRINKLERED<br>(CASUAL DINING) RESTAURANT: V-B/SPRINKLERED<br>TRASH ENCLOSURE: TYPE III |
| OCCUPANCY: | C-STORE: B<br>GASOLINE CANOPY: S1<br>QUICK SERVE RESTAURANT: B<br>CAR WASH: B<br>(CASUAL DINING) RESTAURANT: B<br>TRASH ENCLOSURE: S1 |
| PARKING REQUIREMENTS: | C-STORE: 1 SPACE / 200 S.F.<br>REQUIRED: 25 SPACES<br><br>QUICK SERVE RESTAURANT: 1 SPACE / 45 S.F. SERVING AREA + 1 SPACE / 2 EMPLOYEES<br>TOTAL SERVING AREA: 425 S.F.<br>REQUIRED: 12 SPACES<br><br>FAST FOOD (CASUAL DINING: 1 SPACE / 45 S.F. SERVING AREA + 1 SPACE / 2 EMPLOYEES<br>TOTAL SERVING AREA: 1,270 S.F.<br>REQUIRED: 32 SPACES<br><br>CAR WASH: 1 SPACE / 3 EMPLOYEES<br>REQUIRED: 2 SPACES<br><br>TOTAL REQUIRED: 71 SPACES<br>TOTAL PROVIDED: 73 SPACES (INCLUDED 5 H.C.) |
| HEIGHTS: | C-STORE: 24'-6"<br>GASOLINE CANOPY: 33'-9"<br>QUICK SERVE RESTAURANT: 24'-6"<br>CAR WASH: 29'-6"<br>(CASUAL DINING) RESTAURANT: 24'-10"<br>TRASH ENCLOSURE: 9'-8" |
| HOUR OF OPERATION: | C-STORE: 24 HOURS, 7 DAYS<br>GASOLINE CANOPY: 24 HOURS, 7 DAYS<br>QUICK SERVE RESTAURANT: 6 AM - 12 PM, 7 DAYS<br>CAR WASH: 8 AM - 6 PM, 7 DAYS<br>(CASUAL DINING) RESTAURANT: 8 AM - 11 PM, 7 DAYS |
| EMPLOYEES: | C-STORE: 2<br>QUICK SERVE RESTAURANT: 4<br>CAR WASH: 6<br>(CASUAL DINING) RESTAURANT: 6 |

| LOT COVERAGE: | | | |
|---|---|---|---|
| | BUILDING AREA | 19,291 SF | (7%) |
| | LANDSCAPE AREA | 101,292 SF | (39%) |
| | HARDSCAPE AREA | 139,709 SF | (57%) |
| | **TOTAL SITE AREA** | **260,292 SF** | |

## SCOPE OF WORK

CONDITIONAL USE PERMIT NO. 2017-226 PROPOSES THE CONSTRUCTION OF A 4,967 S.F. C-STORE WITH AN ATTACHED 1,102 S.F. QUICK SERVE RESTAURANT AND AN ASSOCIATED 6,164 S.F. 8 MPD FUELING CANOPY, A 3,268 S.F. DRIVE THRU FAST FOOD RESTAURANT, A 3,000 S.F. CONVEYOR BELT CAR WASH. DEVELOPMENT TO BE CONSTRUCTED ON A 42.08 ACRE PROPERTY LOCATED IMMEDIATELY NORTH OF HIGHWAY 74 AND WEST OF BRIGGS ROAD. A TOTAL OF 74 PARKING STALLS ARE PROPOSED FOR THE FACILITIES. ACCESS INTO AND OUT OF THE SITE IS PROVIDED AT (1) LOCATION ALONG BRIGGS ROAD, AND (2) LOCATIONS ALONG HIGHWAY 74.

## SHEET INDEX


| | |
|---|---|
| AS 1 | CONCEPTUAL SITE PLAN |
| A 1.0 | C-STORE FLOOR PLAN |
| A 1.1 | RESTAURANT FLOOR PLAN |
| A 2.0 | C-STORE EXTERIOR ELEVATIONS |
| A 2.1 | RESTAURANT EXTERIOR ELEVATIONS |
| CA 1.0 | CANOPY FLOOR PLAN |
| CA 2.0 | CANOPY EXTERIOR ELEVATIONS |
| CW 1.0 | CAR WASH FLOOR PLAN |
| CW 2.0 | CAR WASH EXTERIOR ELEVATIONS |
| TE 1.0 | TRASH ENCLOSURE FLOOR PLAN |
| TE 2.0 | TRASH ENCLOSURE ELEVATIONS |


## LEGAL DESCRIPTION

A PORTION OF LOT 261 THROUGH 267 INCLUSIVE, 268-A, 268-B AND LOTS 269 THROUGH 271 INCLUSIVE OF ROMOLA FARMS NO. 5 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 44 TO 45 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING FROM LOT 268-B THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 28, 1966 AS INSTRUMENT NO. 96186 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM LOT 271 THAT PORTION CONVEYED TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 19, 1998 AS INSTRUMENT NO. 98-251793 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM LOT 268-B THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 22, 1994 AS INSTRUMENT NO. 94-253036, OF OFFICIAL RECORDS.

## PROJECT DEVELOPER


BRIGGS AND HIGHWAY 74, LP
LAWRENCE KOURIE
30535 SOUTH TEMECULA PKWY
TEMECULA, CA 92592
PHONE: (760) 846-4332
E-MAIL: lkourie87@gmail.com


## APPLICANT / DEVELOPER'S REP.


RANCON GROUP
DAN LONG
71391 KALMIA STREET, SUITE 200
MURRIETA, CA 92562
PHONE: (951)200-2367
E-MAIL: dlong@rancongroup.com


## ARCHITECT / APPLICANT'S REP.


EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: (951) 696-1490
FAX: (951) 696-1443
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
24861 WASHINGTON AVE.
MURRIETA, CA 92562


## VICINITY MAP

EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443



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CLIENT:

**BRIGGS AND HIGHWAY 74, LP**

BRIGGS AND HIGHWAY 74, LP
SEC HWY. 74 & BRIGGS ROAD
MENIFEE, CA 92585


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-25663
REN. 9/30/19
LICENSED ARCHITECT

Date: SEPTEMBER 11, 2018

Project Number: EDG# 04408

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

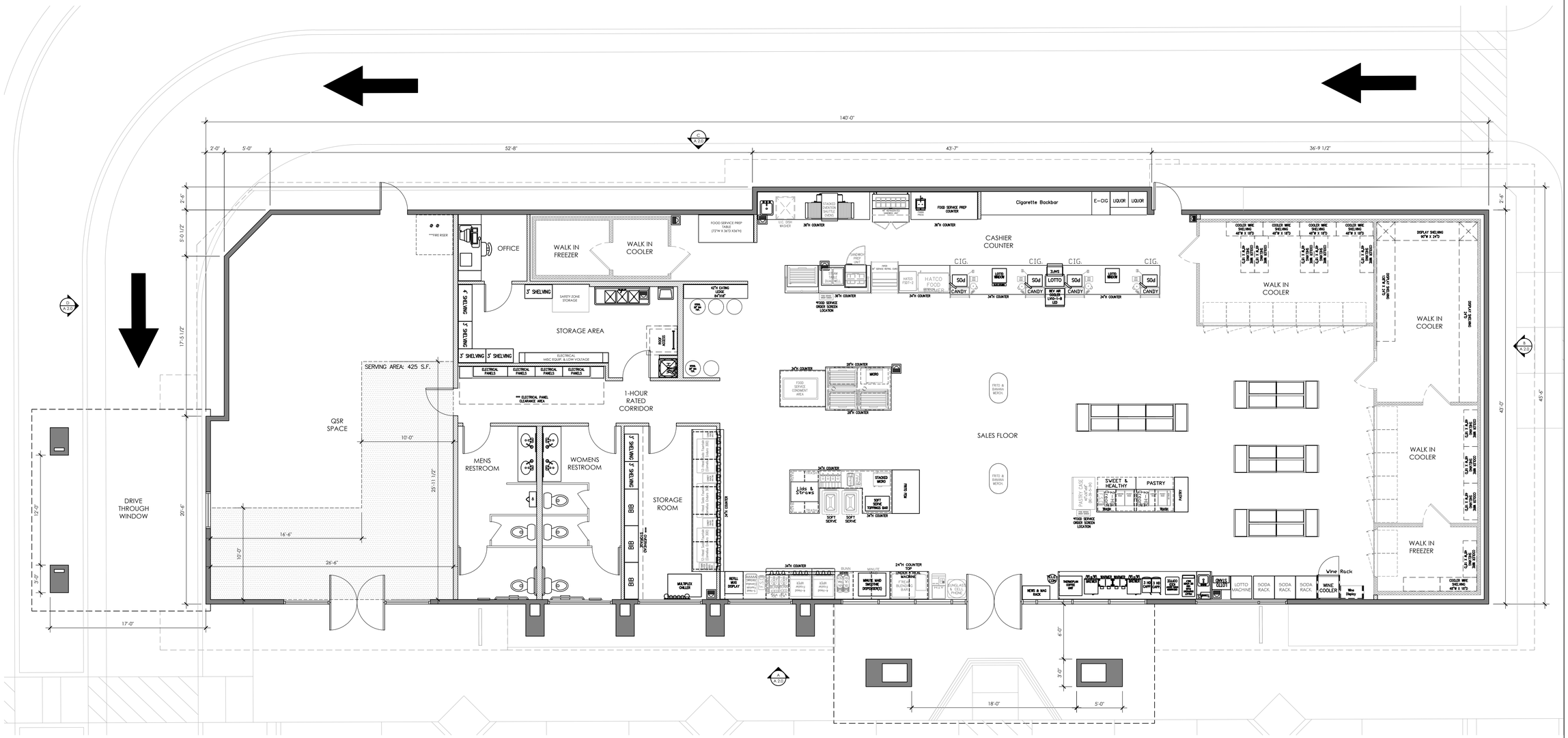
| | |
|---|---|
| DESIGNED BY: | GH |
| CHECKED BY: | GH |
| DRAWN BY: | AH |

DRAWING TITLE:

CONCEPTUAL SITE PLAN

SHEET NO:

**AS 1**




# A C-STORE & QUICK SERVE RESTAURANT FLOOR PLAN

SCALE: 3/16"=1'-0"

C-STORE: 4,967 SQ.FT.
QSR: 1,102 SQ.FT.
BUILDING AREA: 6,069 SQ.FT.

## NOTES:

| | | |
|---|---|---|
| HOURS OF OPERATION: | C-STORE : | 24 HOURS |
| | QUICK SERVE RESTAURANT: | 7 AM - 12 AM |
| BEER & WINE LICENSE: | C-STORE : | CLASS |
| | QUICK SERVE RESTAURANT: | NONE |


EMPIRE DESIGN GROUP Inc.

24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443



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BRIGGS AND HIGHWAY 74, LP
SEC HWY. 74 & BRIGGS ROAD
MENIFEE, CA 92585


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-22663
REN. 9/30/19
LICENSED ARCHITECT

| | |
|---|---|
| Date: | SEPTEMBER 11, 2018 |
| Project Number: | EDG# 04408 |

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

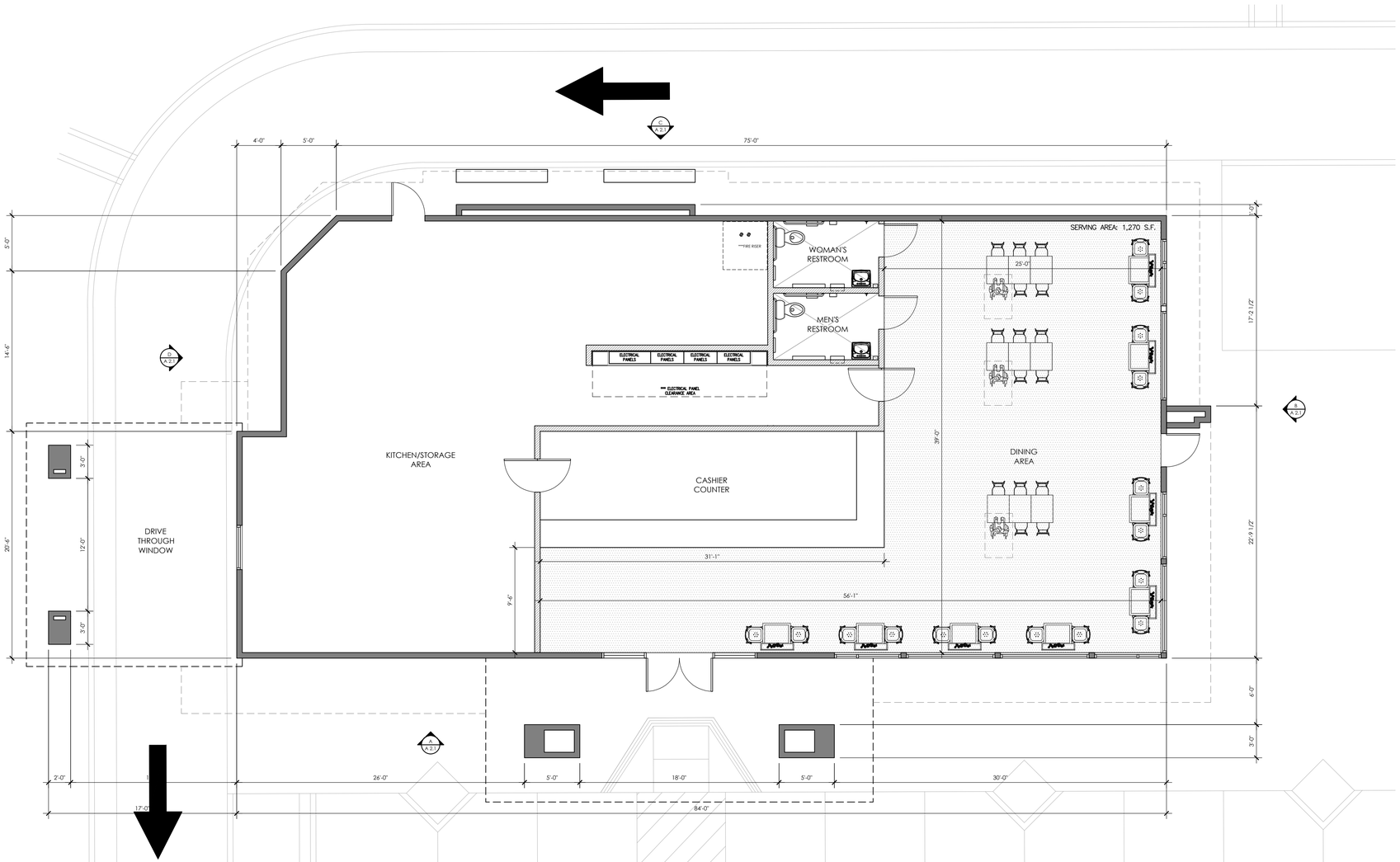
| | |
|---|---|
| DESIGNED BY: | GH |
| CHECKED BY: | GH |
| DRAWN BY: | AH |

DRAWING TITLE:

C-STORE FLOOR PLAN

SHEET NO:

A 1.0




## A (CASUAL DINING) RESTAURANT FLOOR PLAN

SCALE: 3/16"=1'-0" 3,268 SQ.FT.

## NOTES:

HOURS OF OPERATION: FAST FOOD : 7 AM - 12 AM

BEER & WINE LICENSE: FAST FOOD : NONE


EMPIRE DESIGN GROUP Inc.

24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443



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CLIENT:

**BRIGGS AND HIGHWAY 74, LP**

BRIGGS AND HIGHWAY 74, LP
SEC HWY. 74 & BRIGGS ROAD
MENIFEE, CA 92585


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C 26663
REN. 9/30/19
LICENSED ARCHITECT

Date: SEPTEMBER 11, 2018

Project Number: EDG# 04408

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

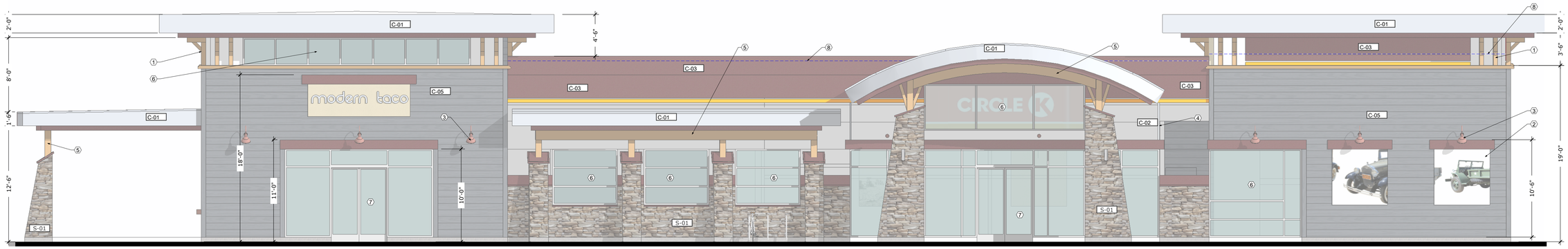
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

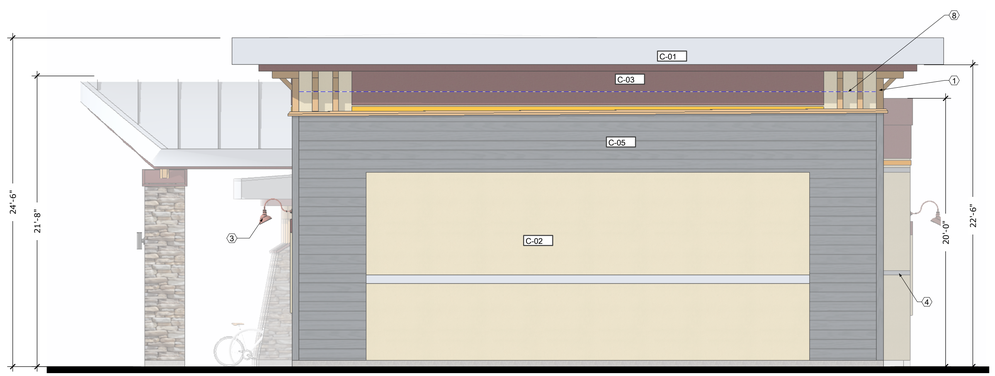
RESTAURANT FLOOR PLAN

SHEET NO:

A 1.1

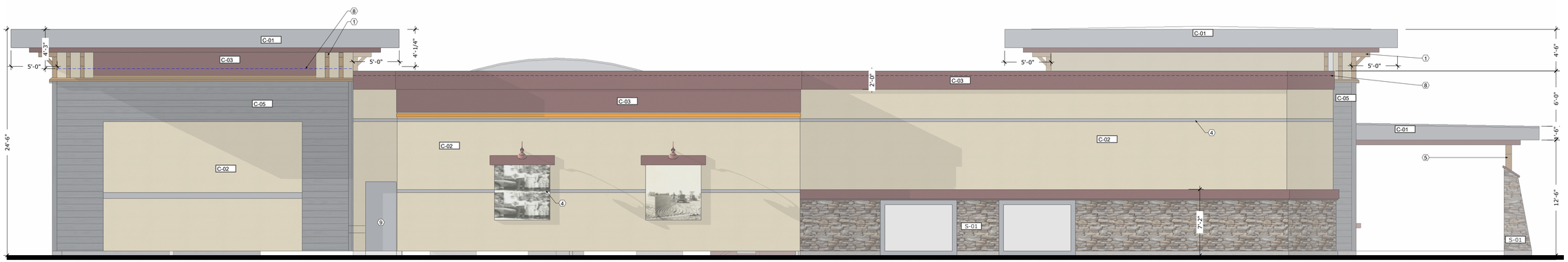



SOUTH ELEVATION - C-STORE
SCALE: 3/16"=1-0'
A
-




EAST ELEVATION - C-STORE
SCALE: 3/16"=1-0'
B
-

WEST ELEVATION - C-STORE
SCALE: 3/16"=1-0'
D
-




NORTH ELEVATION - C-STORE
SCALE: 3/16"=1-0'
C
-

## KEYED NOTES:

1. DARK STAINED WOOD CORBELS
2. MOTTE HISTORICAL MUSEUM EXHIBITS
3. EXTERIOR GOOSENECK LIGHT FIXTURE
4. EXTERIOR METAL REVEAL
5. DARK STAINED WOOD FRAMING
6. WINDOWS. SEE WINDOW SCHEDULES
7. STOREFONT WINDOW SYSTEM. SEE WINDOW SCHEDULE
8. LINE OF ROOF MOUNTED EQUIPMENT LIMITS
9. DOOR. SEE DOOR SCHEDULE

ELDORADO STONE
COASTAL LEDGESTONE
COLOR: SANTA CRUZ

STONE S-01

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #40YY 74/056
ICI #A0070, "SOUTHERN SHADOW"

STUCCO C-02

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #03YY 23/557
ICI #A0629, "CALIFORNIA COPPER"

STUCCO C-04

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #50YY 83/029
ICI #A0050, "NATURAL WHITE"

STUCCO C-01

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #13YR 07/157
ICI #A0301, "BABBITT BROWN"

STUCCO C-03

METAL SIDING
BY: EDCO, OR EQUAL
SERIES: TRADITIONAL LAP SIDING
COLOR: DRIFTWOOD GRAY

METAL C-05


EMPIRE DESIGN GROUP INC.
24861 Washington Ave,
Murrieta CA 92562
Tel 951-696-1490
Fax 951-696-1443



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CLIENT:

**BRIGGS AND HIGHWAY 74 LP**

**BRIGGS AND HIGHWAY 74 LP**
**SEC HWY. 74 & BRIGGS ROAD**
**MENIFEE, CA 92585**


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1400
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


Seal:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-28663
REN. 9/30/19
LICENSED ARCHITECT

Date: SEPTEMBER 11, 2018
Project Number: EDG#04408

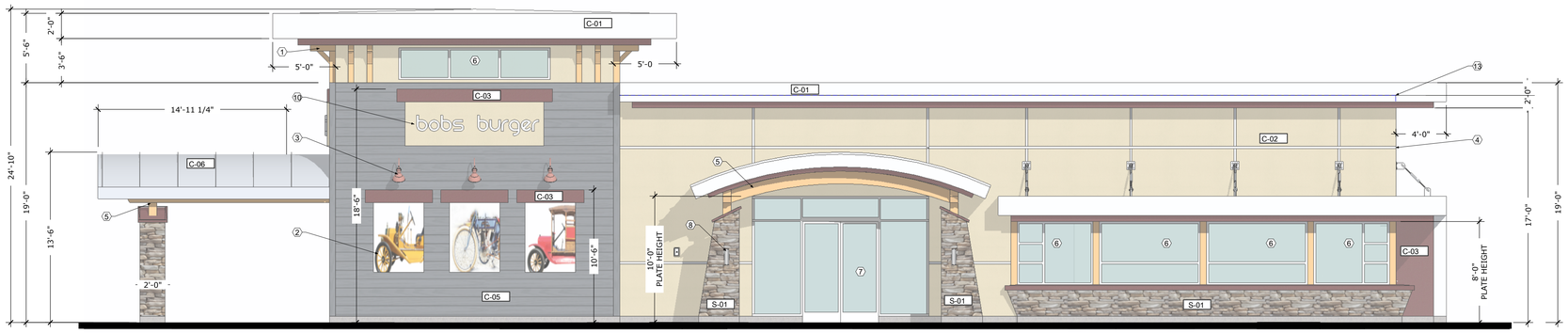
| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED: GH
CHECKED: GH
DRAWN BY: JS

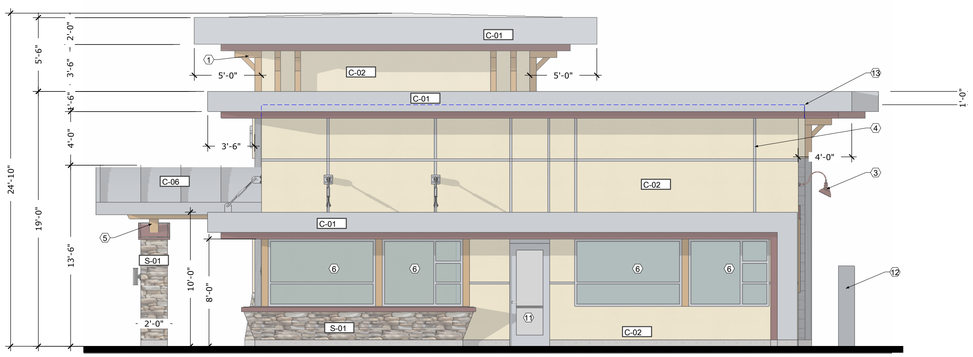
DRAWING TITLE:

**C-STORE EXTERIOR ELEVATIONS**

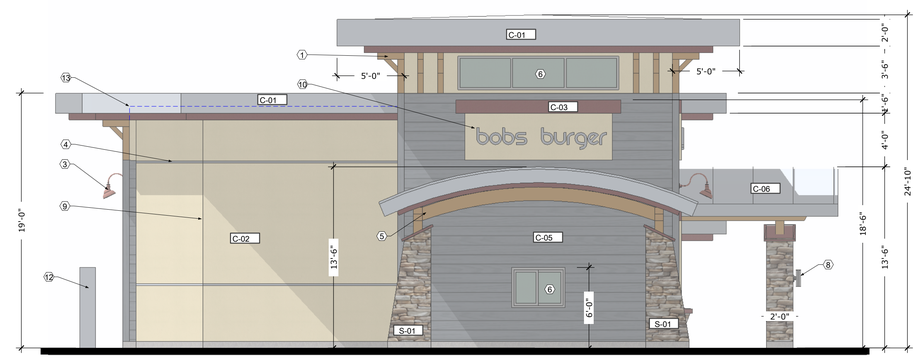
**A 2.0**



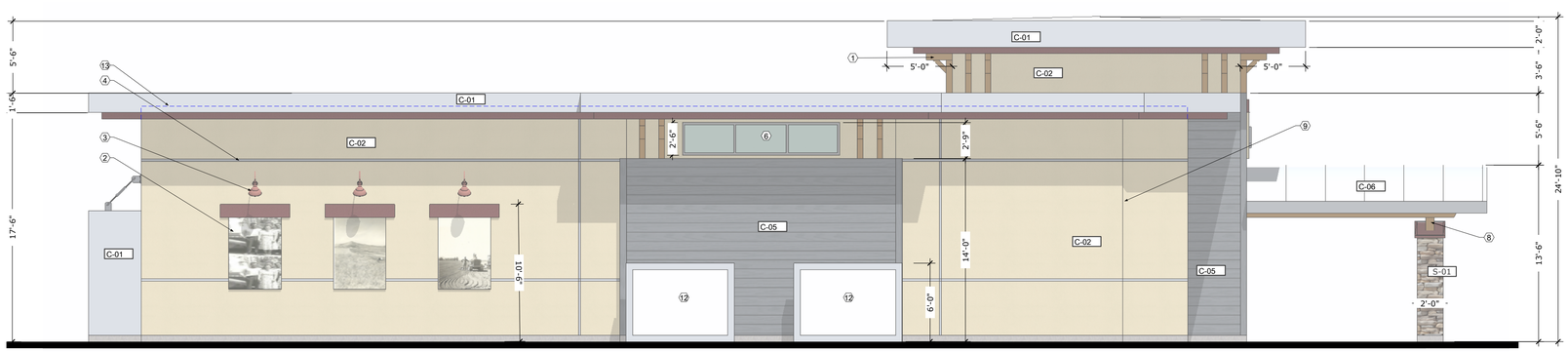

(EAST) RESTUARANT ELEVATION
SCALE: 3/16"=1-0'
A
-




(NORTH) RESTAURANT ELEVATION
SCALE: 3/16"=1-0'
B
-




(SOUTH) RESTUARANT ELEVATION
SCALE: 3/16"=1-0'
D
-




(WEST) RESTUARANT ELEVATION
SCALE: 3/16"=1-0'
C
-

## KEYED NOTES:

1. CEDAR STAINED WOOD CORBELS, TYP.
2. MOTTE HISTORICAL MUSEUM EXHIBITS
3. EXTERIOR GOOSENECK LIGHT FIXTURE, TYP.
4. EXTERIOR METAL REVEAL, TYP.
5. CEDAR STAINED WOOD FRAMING, TYP.
6. WINDOWS. SEE WINDOW SCHEDULE
7. STOREFRONT WINDOW SYSTEM. SEE WINDOW SCHEDULE
8. EXTERIOR LIGHT FIXTURE, TYP.
9. STUCCO CONTROL JOINT, TYP.
10. EXTERIOR SIGNAGE. UNDER SEPARATE PERMIT
11. DOOR. SEE DOOR SCHEDULE
12. DRIVE-THRU MENU BOARD
13. LINE OF ROOF MOUNTED EQUIPMENT LIMITS

| | | | |
|---|---|---|---|
| ELDORADO STONE<br>COASTAL LEDGESTONE<br>COLOR: SANTA CRUZ<br>STONE S-01 | DIRECT APPLIED FINISH SYSTEM-<br>SMOOTH TROWEL<br>3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)<br>OVER METAL LATH PROVIDE<br>CONTROL JOINTS AS SHOWN<br>COLOR: SPECIFY #40YY 74/056<br>ICI #A0070, "SOUTHERN SHADOW"<br>STUCCO C-02 | DIRECT APPLIED FINISH SYSTEM-<br>SMOOTH TROWEL<br>3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)<br>OVER METAL LATH PROVIDE<br>CONTROL JOINTS AS SHOWN<br>COLOR: SPECIFY #30YY 23/557<br>ICI #A0629, "CALIFORNIA COPPER"<br>STUCCO C-04 | STAINED CEDAR LUMBER<br>WOOD W-01 |
| DIRECT APPLIED FINISH SYSTEM-<br>SMOOTH TROWEL<br>3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)<br>OVER METAL LATH PROVIDE<br>CONTROL JOINTS AS SHOWN<br>COLOR: SPECIFY #50YY 83/029<br>ICI #A0050, "NATURAL WHITE"<br>STUCCO C-01 | DIRECT APPLIED FINISH SYSTEM-<br>SMOOTH TROWEL<br>3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)<br>OVER METAL LATH PROVIDE<br>CONTROL JOINTS AS SHOWN<br>COLOR: SPECIFY #13YR 07/157<br>ICI #A0301, "BABBITT BROWN"<br>STUCCO C-03 | PAINT GRADE FINISH<br>OVER METAL SURFACES<br><br>COLER: SPECIFY #90BG 41/040<br>ICI #A1963, "ASCOT BLUE"<br>METAL C-05 | METAL SIDING<br>BY: EDCO, OR EQUAL<br>SERIES: TRADITIONAL LAP SIDING<br>COLOR: DRIFTWOOD GRAY<br>METAL C-06 |


EMPIRE DESIGN GROUP INC.
24861 Washington Ave,
Murrieta, CA 92562
Tel 951-696-1490
Fax 951-696-1443



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CLIENT:

**BRIGGS AND HIGHWAY 74 LP**

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**SEC HWY. 74 & BRIGGS ROAD**
**MENIFEE, CA 92585**


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


Seal:

STATE OF CALIFORNIA
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C-28663
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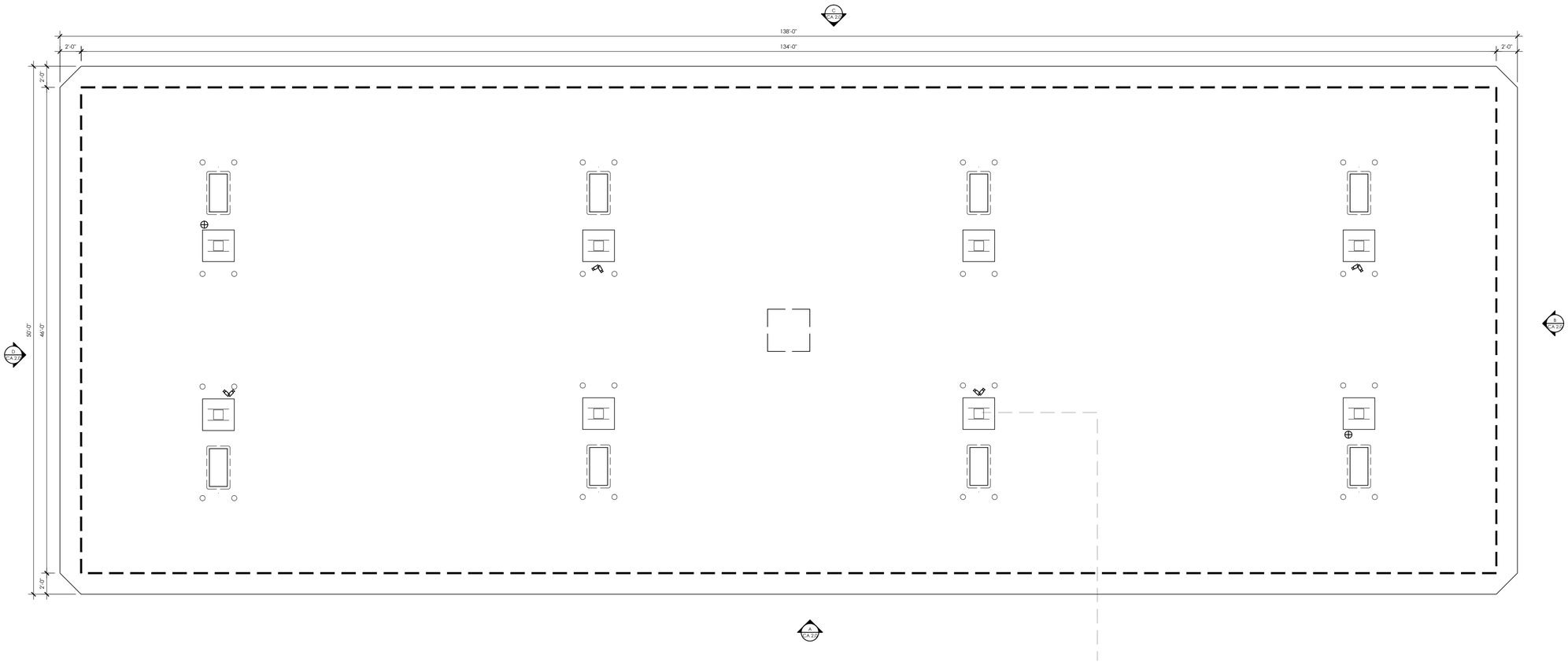
| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED: GH
CHECKED: GH
DRAWN BY: JS

DRAWING TITLE:

**RESTAURANT EXTERIOR ELEVATIONS**

**A 2.1**




## A CANOPY FLOOR PLAN

SCALE: 3/16"=1'-0"

6,164 SQ.FT.

EMPIRE DESIGN GROUP Inc.

24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

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MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
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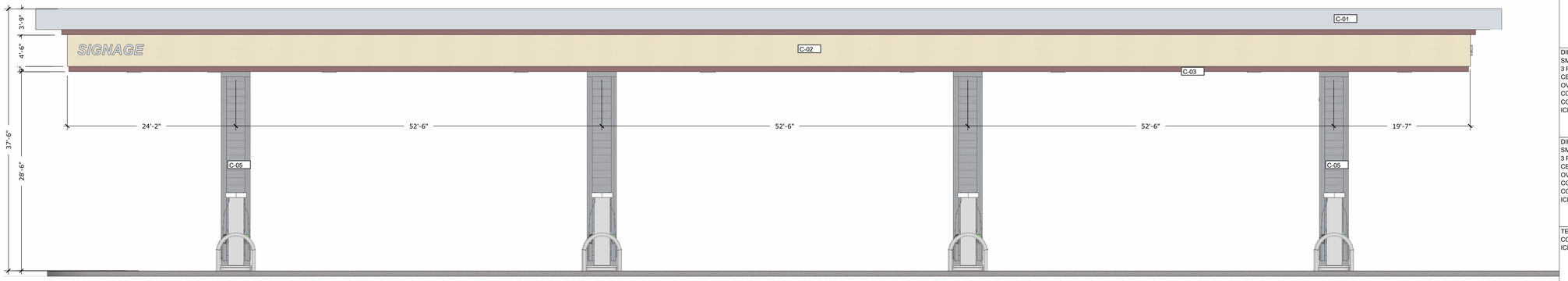
|---|---|---|
| DESIGNED BY: | GH | |
| CHECKED BY: | GH | |
| DRAWN BY: | AH | |

DRAWING TITLE:

**CANOPY FLOOR PLAN**

SHEET NO:

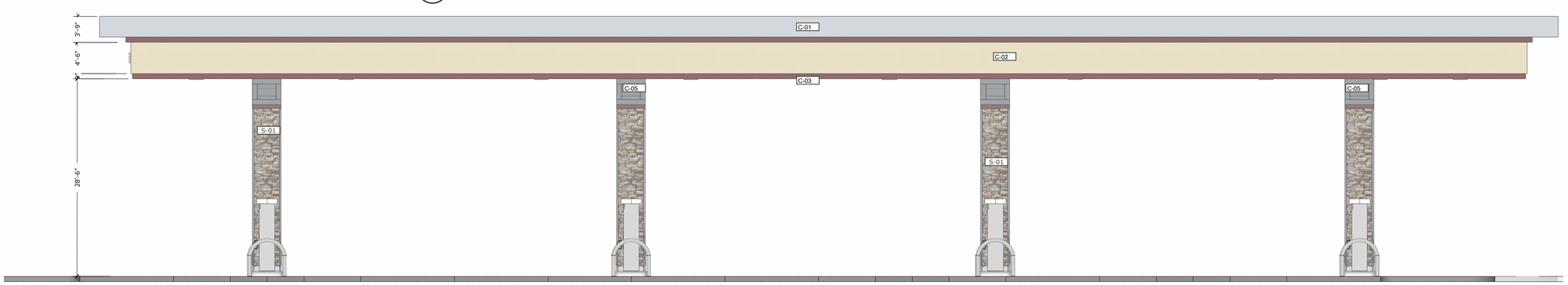
**CA 1.0**




(FRONT) CANOPY ELEVATION
SCALE: 1/8"=1-0'
A
-

(RIGHT) CANOPY ELEVATION
SCALE: 3/16"=1-0'
B
-

(LEFT) CANOPY ELEVATION
SCALE: 3/16"=1-0'
C
-




(REAR) CANOPY ELEVATION
SCALE: 1/8"=1-0'
D
-

ELDORADO STONE
COASTAL LEDGESTONE
COLOR: SANTA CRUZ

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #50YY 83/029
ICI #A0050, "NATURAL WHITE"

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #40YY 74/056
ICI #A0070, "SOUTHERN SHADOW"

TEX-COTE OVER SHEET METAL
COLOR: SPECIFY #13YR 07/157
ICI #A0301, "BABBITT BROWN"

METAL SIDING
BY: EDCO, OR EQUAL
SERIES: TRADITIONAL LAP SIDING
COLOR: DRIFTWOOD GRAY

EMPIRE DESIGN GROUP INC.
24861 Washington Ave,
Murrieta CA 92562
Tel 951-696-1490
Fax 951-696-1443



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CLIENT:

**BRIGGS AND HIGHWAY 74 LP**

**BRIGGS AND HIGHWAY 74 LP**
**SEC HWY. 74 & BRIGGS ROAD**
**MENIFEE, CA 92585**


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


Seal:

Date: SEPTEMBER 11, 2018
Project Number: EDG#04408

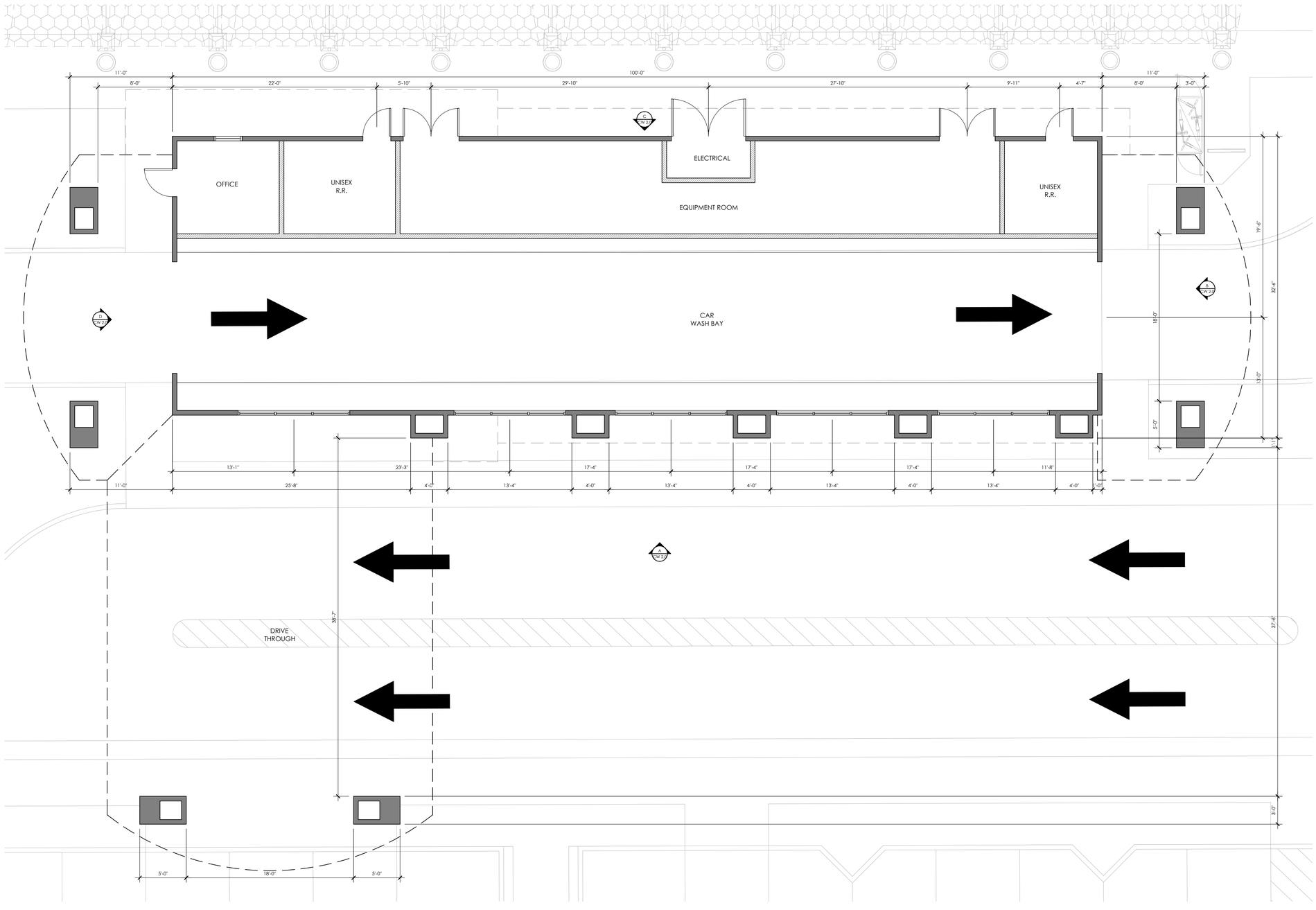
| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED: GH
CHECKED: GH
DRAWN BY: JS

DRAWING TITLE:

**CANOPY EXTERIOR ELEVATIONS**

**CA 2.0**




## A EXPRESS CAR WASH FLOOR PLAN

SCALE: 3/16"=1'-0" 3,000 SQ.FT.

## NOTES:

HOURS OF OPERATION: FAST FOOD : 7 AM - 7 PM


EMPIRE DESIGN GROUP Inc.

24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443



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SEC HWY. 74 & BRIGGS ROAD
MENIFEE, CA 92585


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24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C 25663
REN. 9/30/19
LICENSED ARCHITECT

Date: SEPTEMBER 11, 2018

Project Number: EDG# 04408

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

CAR WASH FLOOR PLAN

SHEET NO:

**CW 1.0**

SOUTH ELEVATION - CAR WASH
SCALE: 3/16"=1-0'
A
-

## KEYED NOTES:

1. DARK STAINED WOOD CORBELS, TYP.
2. EXTERIOR LIGHT FIXTURE, TYP.
3. EXTERIOR GOOSENECK LIGHT FIXTURE, TYP.
4. EXTERIOR METAL REVEAL, TYP.
5. DARK STAINED WOOD FRAMING
6. WINDOWS. SEE WINDOW SCHEDULE
7. STOREFONT WINDOW SYSTEM. SEE WINDOW SCHEDULE
8. EXTERIOR SIGNAGE. UNDER SEPARATE PERMIT
9. ROLL-UP SECURITY GRILLE, BY OTHERS
10. DOOR. SEE DOOR SCHEDULE
11. LINE OF ROOF MOUNTED EQUIPMENT LIMITS

ELDORADO STONE
COASTAL LEDGESTONE
COLOR: SANTA CRUZ
STONE S-01

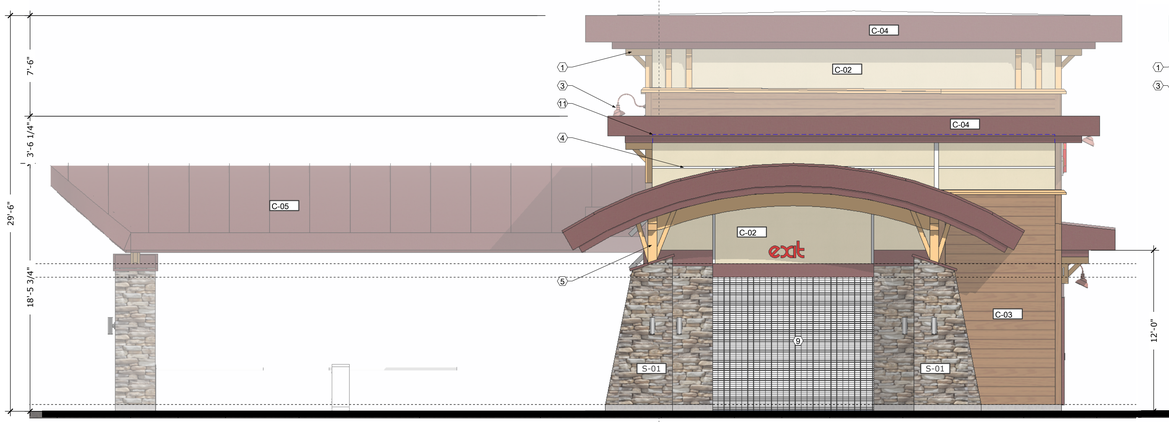
DIRECT APPLIED FINISH SYSTEM-SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #50YY 83/029
ICI #A0050, "NATURAL WHITE"
STUCCO C-01

DIRECT APPLIED FINISH SYSTEM-SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #40YY 74/056
ICI #A0070, "SOUTHERN SHADOW"
STUCCO C-02

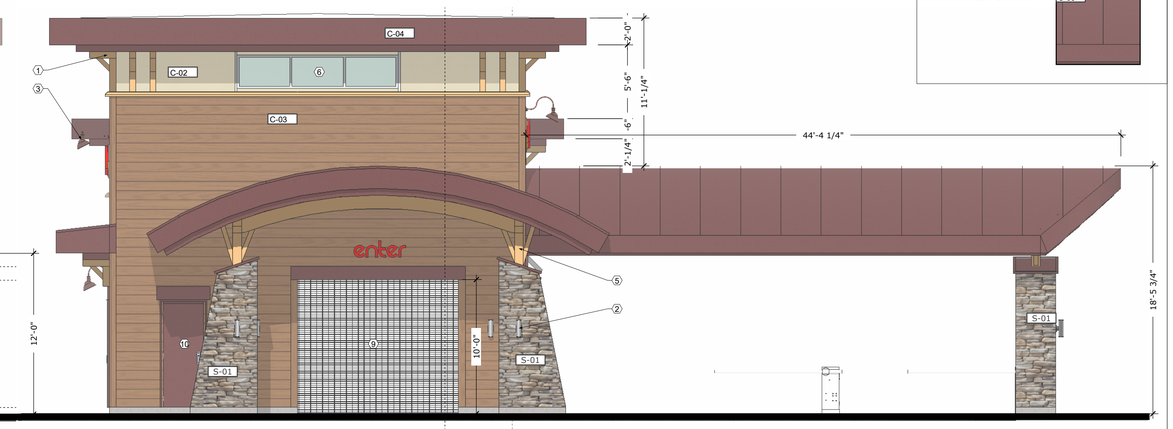
WOOD SIDING
BY: ALLURA
SERIES: TRADITIONAL LAP
COLOR: COLORMAX MAPLE
WOOD C-03

DIRECT APPLIED FINISH SYSTEM-SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #13YR 01/157
ICI #A0301, "BABBIT BROWN"
STUCCO C-04

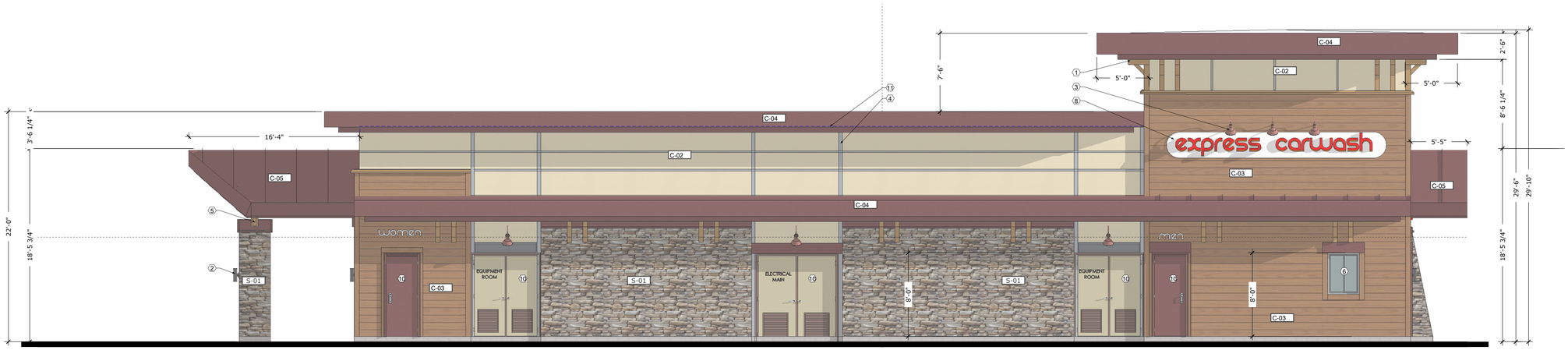
STANDING METAL SEAM ROOF
COLOR: SPECIFY #13YR 01/157
ICI #A0301, "BABBIT BROWN"
METAL C-05




EAST ELEAVATION - CAR WASH
SCALE: 3/16"=1-0'
B
-




WEST ELEVATION - CAR WASH
SCALE: 3/16"=1-0'
D
-




NORTH ELEVATION - CAR WASH
SCALE: 3/16"=1-0'
C
-


EMPIRE DESIGN GROUP INC.
24861 Washington Ave,
Murrieta CA 92562
Tel 951-696-1490
Fax 951-696-1443



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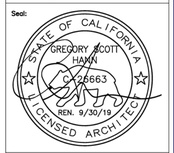
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


Seal:




Date: SEPTEMBER 11, 2018
Project Number: EDG#04408

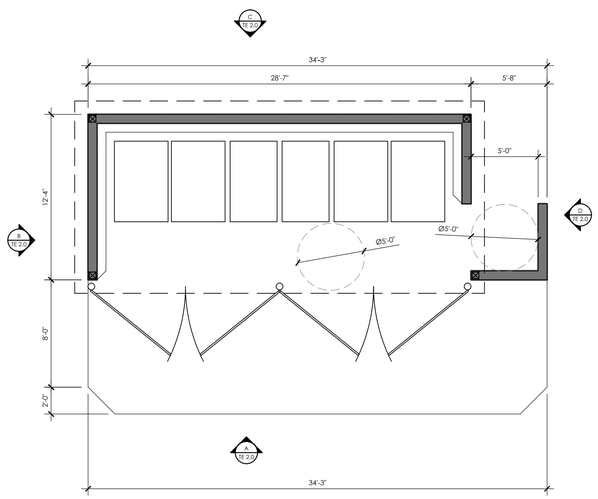
| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED: GH
CHECKED: GH
DRAWN BY: JS

DRAWING TITLE:

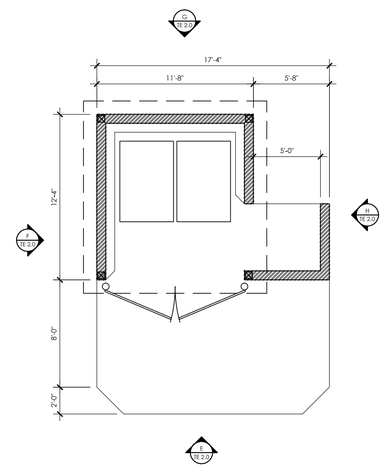
**CAR WASH EXTERIOR ELEVATIONS**

**CW 2.0**



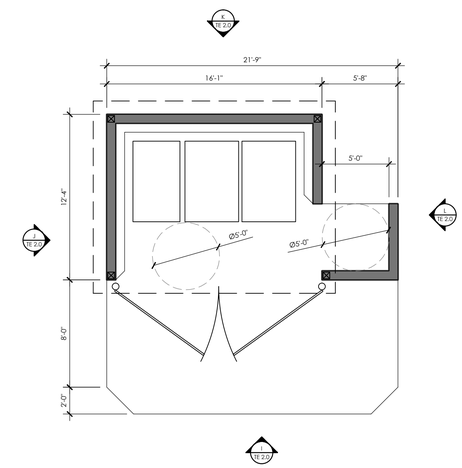

## A TRASH ENCLOSURE FLOOR PLAN A

SCALE: 3/16"=1'-0"




## B TRASH ENCLOSURE FLOOR PLAN B

SCALE: 3/16"=1'-0"




## C TRASH ENCLOSURE FLOOR PLAN C

SCALE: 3/16"=1'-0"

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24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

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CLIENT:

**BRIGGS AND HIGHWAY 74, LP**

BRIGGS AND HIGHWAY 74, LP
SEC HWY. 74 & BRIGGS ROAD
MENIFEE, CA 92585

Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C 26663
REN. 9/30/19
LICENSED ARCHITECT

| | |
|---|---|
| Date: | SEPTEMBER 11, 2018 |
| Project Number: | EDG# 04408 |

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

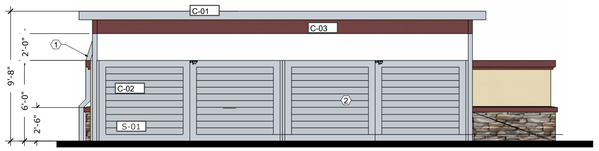
| | |
|---|---|
| DESIGNED BY: | GH |
| CHECKED BY: | GH |
| DRAWN BY: | AH |

DRAWING TITLE:

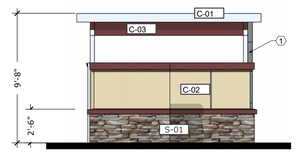
**TRASH ENCLOSURE FLOOR PLAN**

SHEET NO:

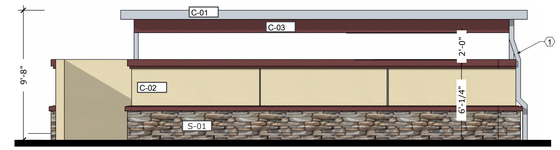
**TE 1.0**



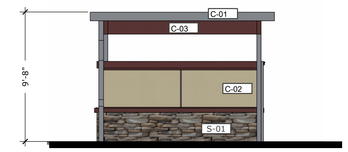

(FRONT) TRASH ENCLOSURE - TYPE 1
SCALE: 3/16"=1-0'
A -



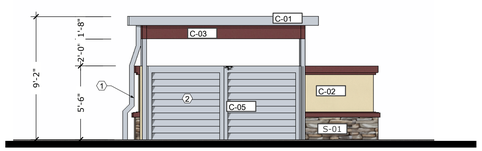

(RIGHT) TRASH ENCLOSURE - TYPE 1
SCALE: 3/16"=1-0'
B -




(REAR) TRASH ENCLOSURE - TYPE 1
SCALE: 3/16"=1-0'
C -




(LEFT) TRASH ENCLOSURE - TYPE 1
SCALE: 3/16"=1-0'
D -

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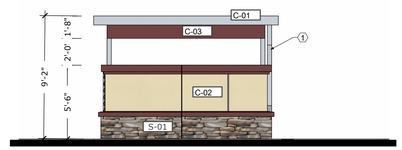
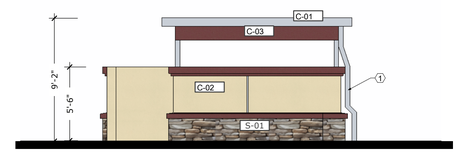
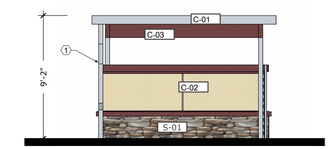
SCALE: 3/16"=1-0'
E -



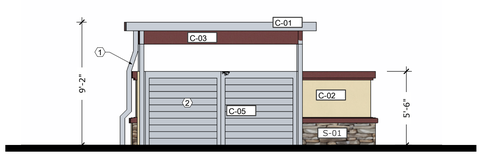

(RIGHT) TRASH ENCLOSURE - TYPE 2
SCALE: 3/16"=1-0'
F -



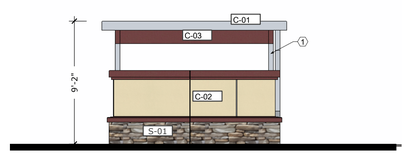

(REAR) TRASH ENCLOSURE - TYPE 2
SCALE: 3/16"=1-0'
G -



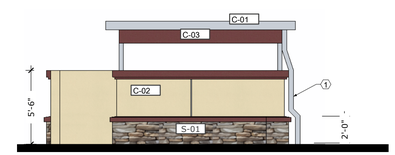

(LEFT) TRASH ENCLOSURE - TYPE 2
SCALE: 3/16"=1-0'
H -



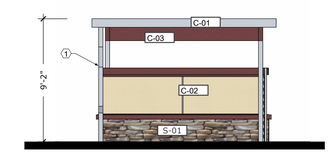

(FRONT) TRASH ENCLOSURE - TYPE 3
SCALE: 3/16"=1-0'
I -




(RIGHT) TRASH ENCLOSURE - TYPE 3
SCALE: 3/16"=1-0'
J -




(REAR) TRASH ENCLOSURE - TYPE 3
SCALE: 3/16"=1-0'
K -



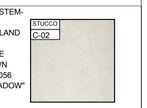

(LEFT) TRASH ENCLOSURE - TYPE L
SCALE: 3/16"=1-0'
L -

## KEYED NOTES:

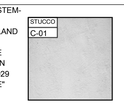
1. METAL GUTTER, BY OTHERS
2. DOOR. SEE DOOR SCHEDULE

ELDORADO STONE
COASTAL LEDGESTONE
COLOR: SANTA CRUZ

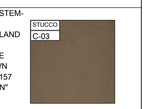
DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #40YY 74/056
ICI #A0070, "SOUTHERN SHADOW"




DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #50YY 83/029
ICI #A0050, "NATURAL WHITE"




DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #13YR 07/157
ICI #A0301, "BABBITT BROWN"





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Tel 951-696-1490
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**SEC HWY. 74 & BRIGGS ROAD**
**MENIFEE, CA 92585**


Architect of Record:
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24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
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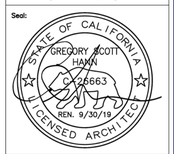
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


Seal:




Date: SEPTEMBER 11, 2018
Project Number: EDG#04408

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED: GH
CHECKED: GH
DRAWN BY: JS

DRAWING TITLE:

**TRASH ENCLOSURE ELEVATIONS**

**TE 2.0**

## PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | NUMBER | REMARKS | WUCOLS IV |
|---|---|---|---|---|---|---|
| | TREES: | | | | | |
| | LAGERSTROEMIA FAUERI 'TUSCARORA' | RED CREPE MYRTLE | 36"/24"BOX | 5/18 | DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN. | M |
| | CHITALPA TASHKENTENSIS | PINK FLOWERING CHITALPA | 24" BOX | 50 | DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN. | L |
| | RHUS LANCEA | AFRICAN SUMAC | 24" BOX | 57 | DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN. | L |
| | PISTACIA CHINENSIS | CHINESE PISTACIA | 24" BOX | 36 | DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN. | L |
| | SHRUBS: | | | | | |
| | BACCHARIS PILULARIS 'PIGEON POINT' | PROSTRATE COYOTE BUSH | 1 GAL | 1673 | TRIANGULAR SPACING @ 5' O.C. | L |
| | HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL | 387 | FULL & BUSHY @ 3' O.C. | L |
| | LEUCOPHYLLUM FRUTESCENS 'GR. CLOUD' | GREEN TEXAS RANGER | 5 GAL | 504 | FULL & BUSHY @ 5' O.C. | L |
| | ANAGOZANTHUS FLAVIDUS 'VELVET AMBER' | AMBER KANGAROO PAWS | 1 GAL | 507 | FULL & BUSHY @ 3' O.C. | L |
| | SALVIA GREGGI | AUTUMN SAGE | 5 GAL | 600 | FULL & BUSHY @ 3' O.C. | L |
| | LOMANDRA LONGIFOLIA | LOMANDRA | 1 GAL. | 1016 | FULL & BUSHY @ 3' O.C. IN BIORETENTION BASINS | L |
| | ROSA RED FLOWER CARPET | RED FLOWER CARPET ROSE | 5 GAL. | 101 | FULL & BUSHY @ 4' O.C. | M |
| | WESTRINGIA FRUTICOSUM 'MUNDI' | PROSTRATE CAPE ROSEMARY | 1 GAL. | 493 | FULL & BUSHY @ 5' O.C. | L |
| | VINES : | | | | | |
| | MACFADYENA UNGUIS–CATI | CAT'S CLAW | 5 GAL | 56 | ATTACH TO TRASH ENCLOSURE WALLS & FENCES | L |
| | MULCH : | | | | | |
| NOT SHOWN | MEDIUM GRIND WOOD MULCH | SHREDDED WOOD MULCH | 3" MAX. | AS REQ'D. | 3" DEEP – INSTALL TO ALL PLANTING AREAS | |

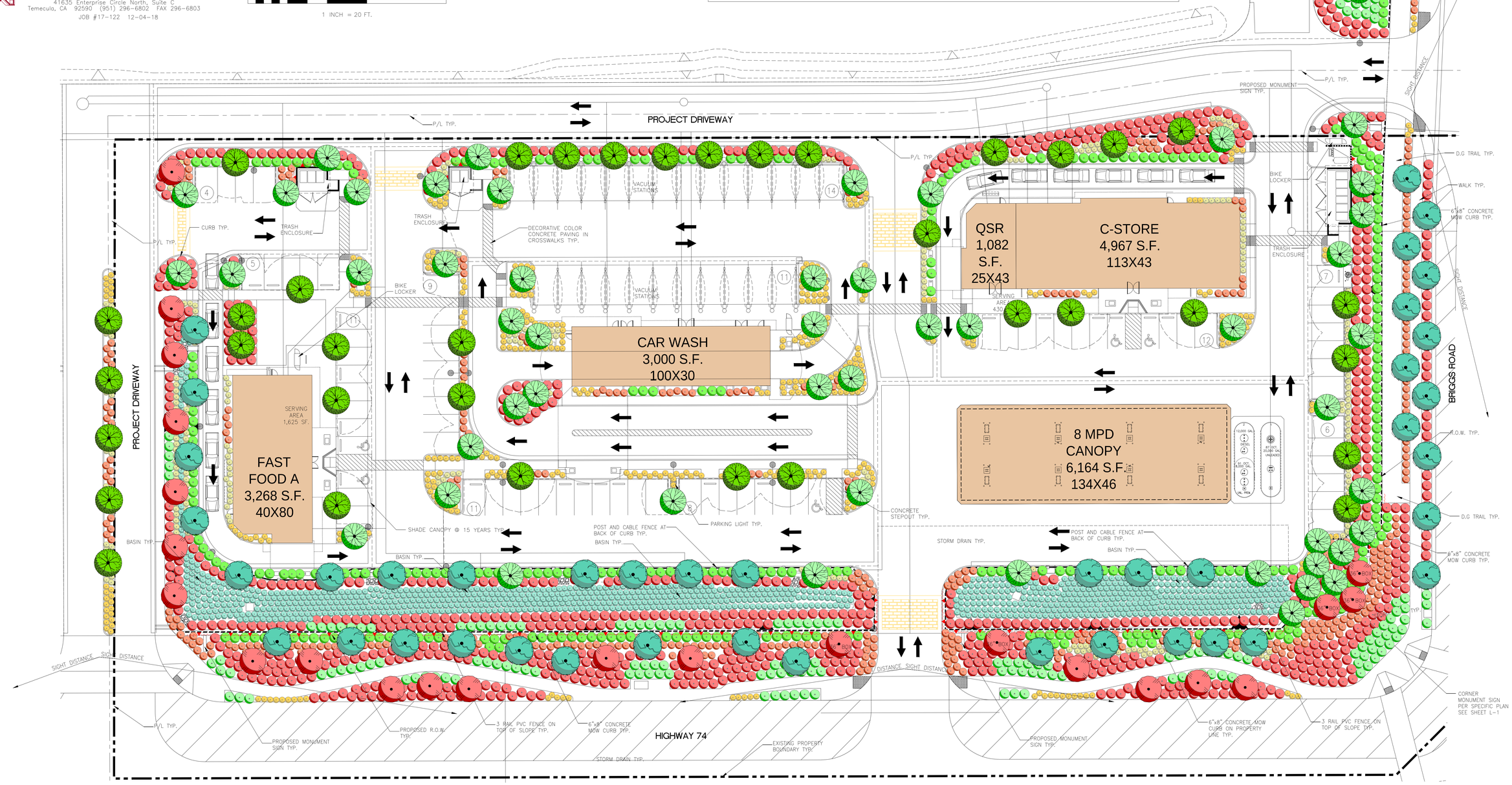

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296-6802 FAX 296-6803
JOB #17-122 12-04-18


GRAPHIC SCALE
20 0 20 40 80
1 INCH = 20 FT.

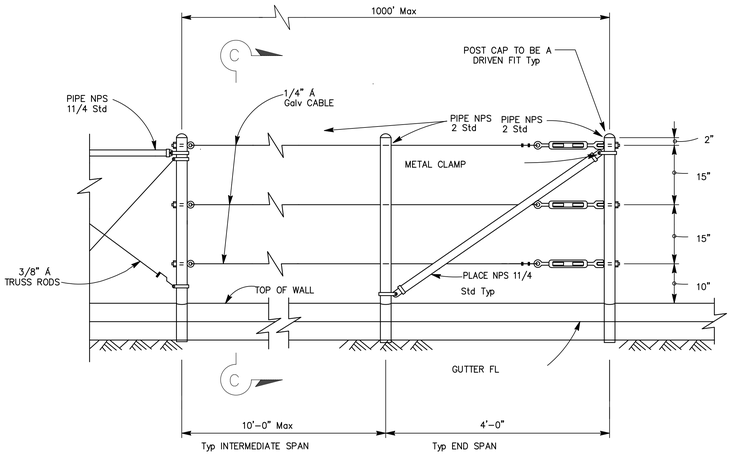
# BRIGGS and 74 LLC CENTER

RANCON GROUP
41391 KALMIA ST., SUITE 200, MURRIETA, CA. 92562

BRIGGS LLC CENTER
MONUMENT SIGN

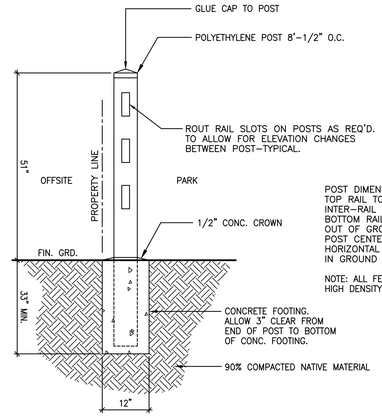



# COLOR CONCEPT PLAN




## POST and CABLE FENCE

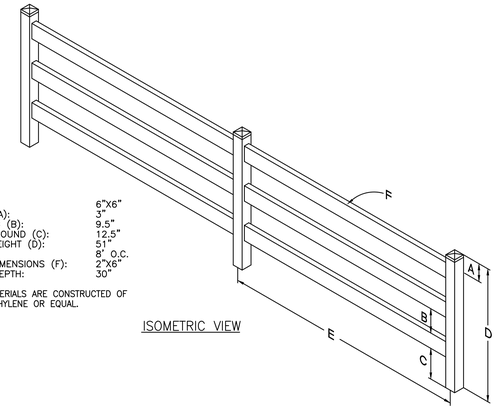
N.T.S.




SIDEVIEW

| | |
|---|---|
| POST DIMENSIONS: | 6"X6" |
| TOP RAIL TO CAP (A): | 3" |
| INTER-RAIL SPACING (B): | 9.5" |
| BOTTOM RAIL TO GROUND (C): | 12.5" |
| OUT OF GROUND HEIGHT (D): | 51" |
| POST CENTERS (E): | 8' O.C. |
| HORIZONTAL RAIL DIMENSIONS (F): | 2"X6" |
| IN GROUND POST DEPTH: | 30" |

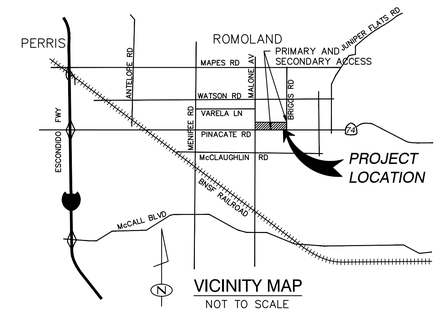
NOTE: ALL FENCE MATERIALS ARE CONSTRUCTED OF HIGH DENSITY POLYETHYLENE OR EQUAL.




ISOMETRIC VIEW

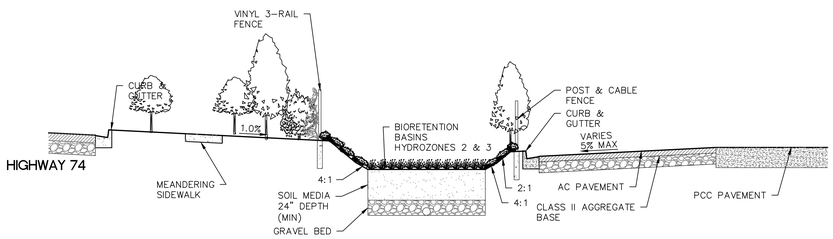
## THREE RAIL FENCE

N.T.S.



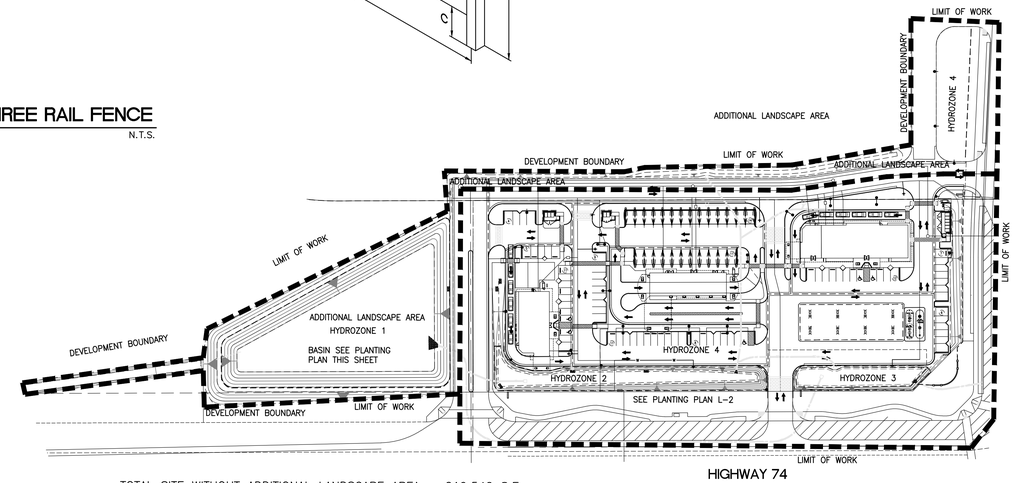

VICINITY MAP

NOT TO SCALE




BASINS ALONG HIGHWAY 74

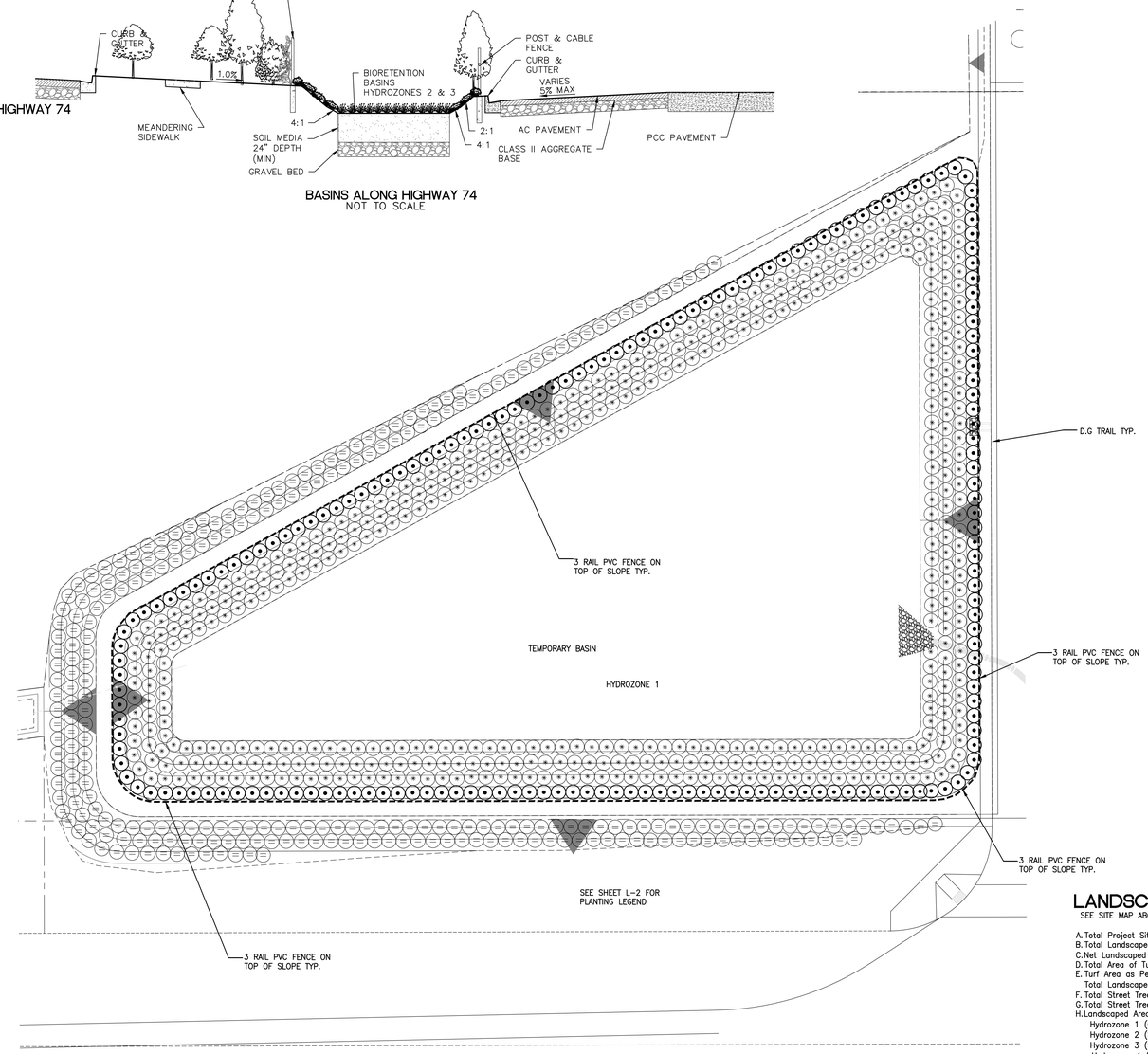
NOT TO SCALE

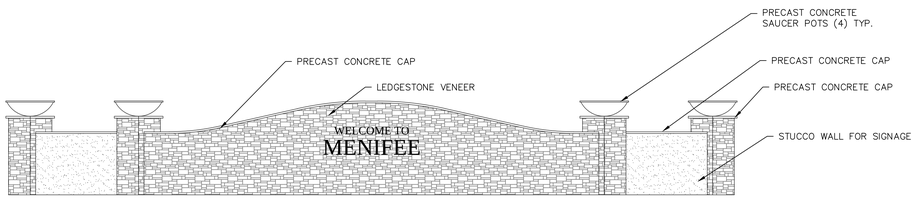



TOTAL SITE WITHOUT ADDITIONAL LANDSCAPE AREA – 219,542 S.F.
TOTAL LANDSCAPE AREA FOR ABOVE SITE AREA – 60,542 S.F.

## SITE MAP

NOT TO SCALE




CORNER MONUMENT SIGN

NOT TO SCALE

## LANDSCAPE CALCULATIONS

SEE SITE MAP ABOVE

| | |
|---|---|
| A. Total Project Site Area: W/Additional Landscape) | 274,555 s.f. |
| B. Total Landscaped Area: | 101,292 s.f. |
| C. Net Landscaped Area Percentage (B ÷ A): | 36.8 % |
| D. Total Area of Turf: | 0 s.f. |
| E. Turf Area as Percentage of Total Landscaped Area (D ÷ B): | 0 % |
| F. Total Street Trees Required (1 tree/30 l.f.): | 39 ea |
| G. Total Street Trees Provided: | 55 ea |
| H. Landscaped Areas by Hydrozone: | |
| Hydrozone 1 (Offsite W Basin): | 28,928 s.f. |
| Hydrozone 2 (SW Basin): | 2,355 s.f. |
| Hydrozone 3 (S Basin): | 1,440 s.f. |
| Hydrozone 4 (Interior Landscape) | 68,569 s.f. |

## WATER CALCULATIONS

### LANDSCAPE IRRIGATION WATER ANALYSIS

Project ETo: 57.33

**ANNUAL MAXIMUM APPLIED WATER BUDGET:**
(BILLING UNITS/YEAR)

AMAWB=(ETo)x(0.5)x(Total Sq. Ft.) / 1200

57.33 x 0.5 x 101,292 / 1200 = **2,420 BILLING UNITS/YEAR** 1809870 Gallons Per Year

**ESTIMATED ANNUAL WATER USE:**
(BILLING UNITS/YEAR)

EAWU=(ETo)x(Crop Coefficient)x(Hydrozone Sq. Ft.) / (Distribution Efficiency)x(Application Efficiency)x(1200)

HYDROZONE # 1: (Medium Shrub Area with drip)

57.33 x 0.5 x 400 / 0.9 x 0.85 x 1200 = **12 B.U/Yr** 9343 Gallons Per Year

HYDROZONE # 2: (Low Shrub Area with drip)

57.33 x 0.2 x 100.892 / 0.9 x 0.85 x 1200 = **1,260 B.U/Yr** 942600 Gallons Per Year

**ANNUAL WATER BUDGET:** 2,420 B.U/Yr — 1809870 Gallons Per Year

**TOTAL ESTIMATED ANNUALWATER** 1,273 B.U/Yr — 951943 Gallons Per Year

951943 Gallons Per Year
2608 Gallons Per Day
18256 Gallons Per Week
**4 Irrigation Days Per Week**
4564 Gallons Per Irrigation Day
**7 Average Demand in GPM (average valve GPM)**
**11 Hours Per Day**

## IRRIGATION SYSTEM DESIGN STATEMENT

A PERMANENT AUTOMATIC WEATHER/ET-SENSING IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE STATE OF CALIFORNIA AND EASTERN MUNICIPAL WATER DISTRICT (EMWD) RULES AND REGULATIONS FOR RECYCLED WATER USE.

DRIP AND/OR BUBBLER IRRIGATION, OR LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF MENIFEE AND EMWD, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF EMWD AND THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF MENIFEE ORDINANCE NO. 2009-61, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS" AND CITY LANDSCAPE STANDARDS.

FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA, CITY OF MENIFEE, AND EMWD STANDARDS AND REQUIREMENTS.

GRAPHIC SCALE

20 0 20 40 80

1 INCH = 20 FT.

PRELIMINARY PLANTING PLAN SUBMITTAL LOG

| | |
|---|---|
| 2-13-19 | 5th SUBMITTAL |
| 12-21-18 | 4th SUBMITTAL |
| 9-13-18 | 3rd SUBMITTAL |
| 2-7-18 | 2nd SUBMITTAL |
| 8-01-17 | 1ST SUBMITTAL |

# PRELIMINARY PLANTING PLAN

REVISED


ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite 2
Temecula, CA 92590 (951) 296-6802 FAX 296-6803


REGISTERED LANDSCAPE ARCHITECT VINCENT DI DONATO 2017 STATE OF CALIFORNIA

PROJECT: BRIGGS and 74, LLC CENTER
OWNER: BRIGGS and 74, LLC CO/ MR56 LLC/ RANCON GROUP
41391 KALMIA ST., SUITE 200
MURRIETA, CA 92562 (951) 200-2367 CONTACT: DAN LONG

drawn: V.D.
checked: V.D.
date: 2-7-18

SHEET L-1 of 2 sheets

JOB NO. 17-122


ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY PARTIES OTHER THAN SAID ARCHITECTS SHALL RELIEVE ARCHITECTS OF RESPONSIBILITY FOR THE FACILITY OR AFFECTED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT.

## PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | NUMBER | REMARKS | WUCOLS IV |
|---|---|---|---|---|---|---|
| | TREES: | | | | | |
| | LAGERSTROEMIA FAUERI 'TUSCARORA' | RED CREPE MYRTLE | 36"/24"BOX | 5/18 | DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN. | M |
| | CHITALPA TASHKENTENSIS | PINK FLOWERING CHITALPA | 24" BOX | 50 | DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN. | L |
| | RHUS LANCEA | AFRICAN SUMAC | 24" BOX | 57 | DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN. | L |
| | PISTACIA CHINENSIS | CHINESE PISTACIA | 24" BOX | 36 | DOUBLE STAKE / HEIGHT 8–10' , SPREAD 3'–4' MIN. | L |
| | SHRUBS: | | | | | |
| | BACCHARIS PILULARIS 'PIGEON POINT' | PROSTRATE COYOTE BUSH | 1 GAL | 1802 | TRIANGULAR SPACING @ 5' O.C. | L |
| | HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL | 392 | FULL & BUSHY @ 3' O.C. | L |
| | LEUCOPHYLLUM FRUTESCENS 'GR. CLOUD' | GREEN TEXAS RANGER | 5 GAL | 551 | FULL & BUSHY @ 5' O.C. | L |
| | ANAGOZANTHUS FLAVIDUS 'VELVET AMBER' | AMBER KANGAROO PAWS | 1 GAL | 507 | FULL & BUSHY @ 3' O.C. | L |
| | SALVIA GREGGI | AUTUMN SAGE | 5 GAL | 600 | FULL & BUSHY @ 3' O.C. | L |
| | LOMANDRA LONGIFOLIA | LOMANDRA | 1 GAL. | 991 | FULL & BUSHY @ 3' O.C. IN BIORETENTION BASINS | L |
| | ROSA RED FLOWER CARPET | RED FLOWER CARPET ROSE | 5 GAL. | 112 | FULL & BUSHY @ 4' O.C. | M |
| | WESTRINGIA FRUTICOSUM 'MUNDI' | PROSTRATE CAPE ROSEMARY | 1 GAL. | 552 | FULL & BUSHY @ 5' O.C. | L |
| | VINES : | | | | | |
| | MACFADYENA UNGUIS–CATI | CAT'S CLAW | 5 GAL | 56 | ATTACH TO TRASH ENCLOSURE WALLS & FENCES | L |
| | MULCH : | | | | | |
| NOT SHOWN | MEDIUM GRIND WOOD MULCH | SHREDDED WOOD MULCH | 3" MAX. | AS REQ'D. | 3" DEEP – INSTALL TO ALL PLANTING AREAS | |

GRAPHIC SCALE

20 0 20 40 80

1 INCH = 20 FT.

## NOTES:

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF MENIFEE MUNICIPAL CODE CHAPTER 15.04, "LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS" AND STATE OF CALIFORNIA A.B. 1881 (2015).
2. LINEAR DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ANY TREES WITHIN 6' FROM ANY HARDSCAPE TYP.
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.
5. ALL PLANTING SHALL RECEIVE 3" DEEP OF MULCH SPECIFIED IN THE LEGEND
6. ALL PROPOSED IRRIGATION SHALL BE POINT TO POINT DRIP IRRIGATION TYP.
7. ALL GROUND MOUNTED MECHANICAL OR UTILITY EQUIPMENT (IF ANY) SHALL BE SCREENED WITH THE TEXAS RANGER OR OTHER DENSE EVERGREEN SHRUB.
8. LANDSCAPE IMPROVEMENTS IN OFF SITE AREAS/PUBLIC RIGHTS–OF–WAY SHALL BE SEPARATED FROM PRIVATELY–MAINTAINED ON SITE LANDSCAPE AREAS WITH A CITY STANDARD, CONTINUOUS CONCRETE MOW CURB (6"X8") ALONG THE PROPERTY LINE (ON SITE).
9. TREES & SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM UTILITY POLES; & A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS & FIRE DEPARTMENT SPRINKLER & STANDPIPE CONNECTIONS.
10. LANDSCAPING WITHIN CALTRANS RIGHT–OF–WAY SHALL COMPLY WITH SECTION 506 ("LANDSCAPE") OF CALTRANS ENCROACHMENT PERMIT MANUAL.

## LANDSCAPE MAINTENANCE NOTE

THE LANDSCAPE CONCEPT PLAN INDICATES LANDSCAPE IMPROVEMENTS FOR BOTH ON SITE AND OFF SITE (PUBLIC RIGHTS–OF–WAY, PARKS, ETC) AREAS. THE PROPERTY OWNER SHALL MAINTAIN OFF SITE AREAS UNTIL SUCH TIME AS THE OFF SITE LANDSCAPE AREAS ARE ANNEXED INTO A SPECIAL DISTRICT (CFD OR L&LMD) AND ACCEPTED BY THE CITY FOR MAINTENANCE PURPOSES. THE PROPERTY OWNER ACKNOWLEDGES THAT SEPARATE WATER METERS FOR IRRIGATION USE ARE REQUIRED TO BE INSTALLED BY THE OWNER PRIOR TO THE CITY'S ACCEPTANCE OF THE OFF SITE AREAS FOR MAINTENANCE BY THE SPECIAL DISTRICT, IN ADDITION PROPERTY OWNER ACKNOWLEDGES THAT THE COSTS FOR ANNEXATION INTO THE SPECIAL DISTRICT AND INSTALLATION OF THE IRRIGATION WATER METERS, SHALL BE BORNE BY THE PROPERTY OWNER.

## PARKING LOT SHADE REQUIREMENT

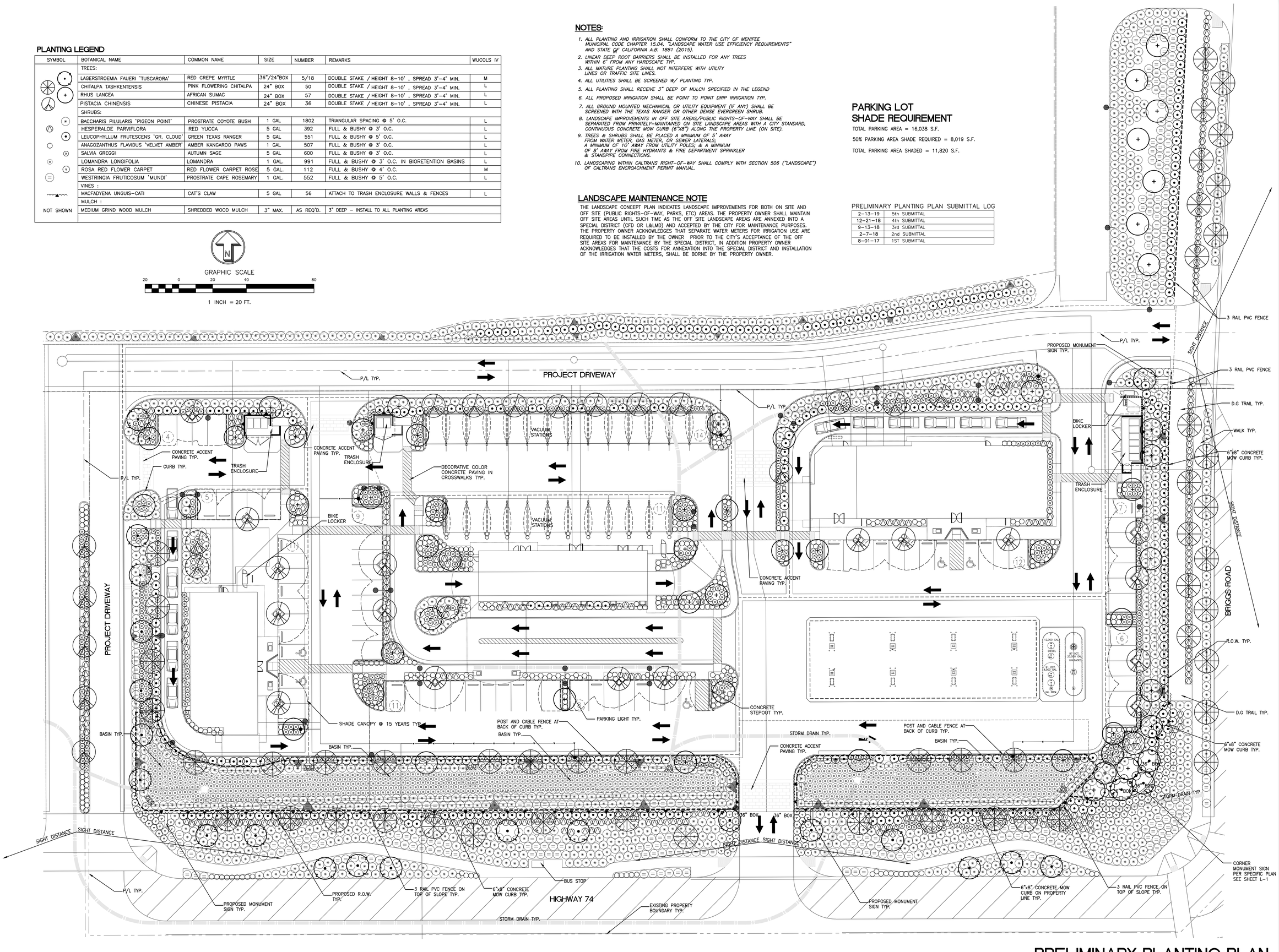
TOTAL PARKING AREA = 16,038 S.F.

50% PARKING AREA SHADE REQUIRED = 8,019 S.F.

TOTAL PARKING AREA SHADED = 11,820 S.F.

PRELIMINARY PLANTING PLAN SUBMITTAL LOG

| | |
|---|---|
| 2–13–19 | 5th SUBMITTAL |
| 12–21–18 | 4th SUBMITTAL |
| 9–13–18 | 3rd SUBMITTAL |
| 2–7–18 | 2nd SUBMITTAL |
| 8–01–17 | 1ST SUBMITTAL |




# PRELIMINARY PLANTING PLAN

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REVISED

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 296–6802 FAX 296–6803

REGISTERED LANDSCAPE ARCHITECT VINCENT D. DONATO 2017 STATE OF CALIFORNIA 02–13–19

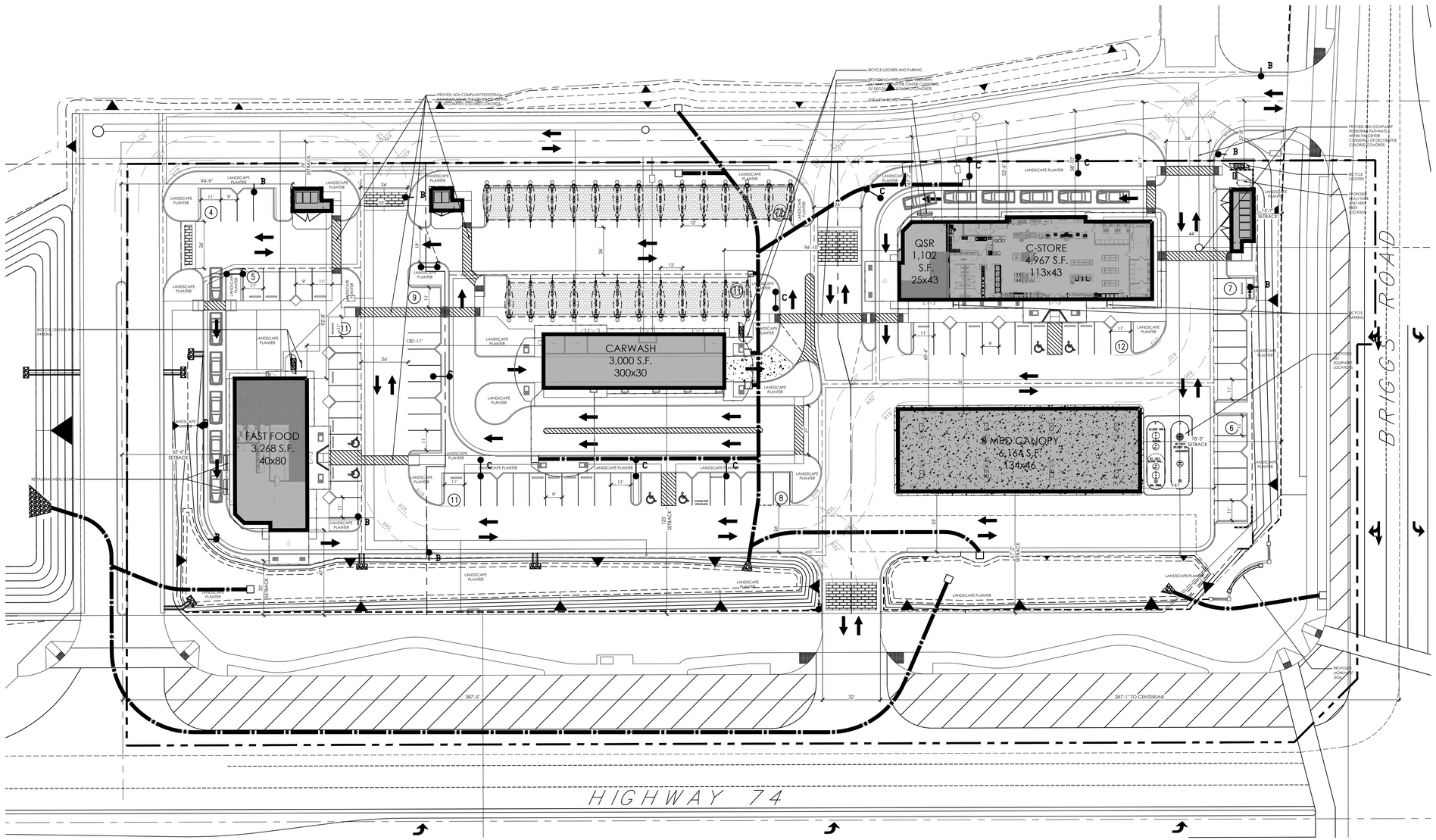
PROJECT: BRIGGS and 74, LLC CENTER

OWNER: BRIGGS and 74, LLC CO/ MR56 LLC/ RANCON GROUP
41391 KALMIA ST. SUITE 200
MURRIETA, CA 92562 (951) 200–2367 CONTACT: DAN LONG

drawn: V.D.
checked: V.D.
date: 2–7–18

SHEET L–2
of 2 sheets

JOB NO. 17–122




# CONCEPTUAL SITE PLAN

SCALE: 1' = 30'-0"

0 30 60 120

## PROJECT DEVELOPER

BRIGGS AND HIGHWAY 74, LP
LAWRENCE KOURIE
30535 SOUTH TEMECULA PKWY
TEMECULA, CA 92592
PHONE: (760) 846-4332
E-MAIL: lkourie87@gmail.com

## APPLICANT / DEVELOPER'S REP.

RANCON GROUP
DAN LONG
71391 KALMIA STREET, SUITE 200
MURRIETA, CA 92562
PHONE: (951)200-2367
E-MAIL: dlong@rancongroup.com

## ARCHITECT / APPLICANT'S REP.

EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: (951) 696-1490
FAX: (951) 696-1443
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
24861 WASHINGTON AVE.
MURRIETA, CA 92562

## SITE DATA

| | |
|---|---|
| ADDRESS: | SEC HWY. 74 & BRIGGS ROAD<br>MENIFEE, CA 92585 |
| APN: | 327-320-013 |
| LOT SIZE: | 1,833,004.8 SF (42.08 ACRES) |
| BUILDING AREA: | C-STORE: 4,967 SF<br>GASOLINE CANOPY: 6,164 SF<br>QUICK SERVE RESTAURANT: 1,102 SF<br>CAR WASH: 3,000 SF<br>(CASUAL DINING) RESTAURANT: 3,268 SF<br>TRASH ENCLOSURE: 639 SF |
| COUNTY: | RIVERSIDE |
| CONSTRUCTION TYPE: | C-STORE: V-B/SPRINKLERED<br>GASOLINE CANOPY: TYPE III<br>QUICK SERVE RESTAURANT: V-B/SPRINKLERED<br>CAR WASH: V-B/SPRINKLERED<br>(CASUAL DINING) RESTAURANT: V-B/SPRINKLERED<br>TRASH ENCLOSURE: TYPE III |
| OCCUPANCY: | C-STORE: B<br>GASOLINE CANOPY: S1<br>QUICK SERVE RESTAURANT: B<br>CAR WASH: B<br>(CASUAL DINING) RESTAURANT: B<br>TRASH ENCLOSURE: S1 |
| PARKING REQUIREMENTS: | C-STORE: 1 SPACE / 200 S.F.<br>REQUIRED: 25 SPACES<br><br>QUICK SERVE RESTAURANT: 1 SPACE / 45 S.F. SERVING AREA + 1 SPACE / 2 EMPLOYEES<br>TOTAL SERVING AREA: 425 S.F.<br>REQUIRED: 12 SPACES<br><br>FAST FOOD (CASUAL DINING: 1 SPACE / 45 S.F. SERVING AREA + 1 SPACE / 2 EMPLOYEES<br>TOTAL SERVING AREA: 1,270 S.F.<br>REQUIRED: 32 SPACES<br><br>CAR WASH: 1 SPACE / 3 EMPLOYEES<br>REQUIRED: 2 SPACES<br><br>TOTAL REQUIRED: 71 SPACES<br>TOTAL PROVIDED: 73 SPACES (INCLUDED 5 H.C.) |
| HEIGHTS: | C-STORE: 24'-6"<br>GASOLINE CANOPY: 33'-9"<br>QUICK SERVE RESTAURANT: 24'-6"<br>CAR WASH: 29'-6"<br>(CASUAL DINING) RESTAURANT: 24'-10"<br>TRASH ENCLOSURE: 9'-8" |
| HOUR OF OPERATION: | C-STORE: 24 HOURS, 7 DAYS<br>GASOLINE CANOPY: 24 HOURS, 7 DAYS<br>QUICK SERVE RESTAURANT: 6 AM - 12 PM, 7 DAYS<br>CAR WASH: 8 AM - 6 PM, 7 DAYS<br>(CASUAL DINING) RESTAURANT: 8 AM - 11 PM, 7 DAYS |
| EMPLOYEES: | C-STORE: 2<br>QUICK SERVE RESTAURANT: 4<br>CAR WASH: 6<br>(CASUAL DINING) RESTAURANT: 6 |

## LEGAL DESCRIPTION

A PORTION OF LOT 261 THROUGH 267 INCLUSIVE, 268-A, 268-B AND LOTS 269 THROUGH 271 INCLUSIVE OF ROMOLA FARMS NO. 5 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 44 TO 45 OF MAPS, RIVERSIDE COUNTY RECORDS.

EXCEPTING FROM LOT 268-B THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 28, 1966 AS INSTRUMENT NO. 96186 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM LOT 271 THAT PORTION CONVEYED TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 19, 1998 AS INSTRUMENT NO. 98-251793 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM LOT 268-B THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JUNE 22, 1994 AS INSTRUMENT NO. 94-253036, OF OFFICIAL RECORDS.

## SCOPE OF WORK

CONDITIONAL USE PERMIT NO. 2017-226 PROPOSES THE CONSTRUCTION OF A 4,967 S.F. C-STORE WITH AN ATTACHED 1,102 S.F. QUICK SERVE RESTAURANT AND AN ASSOCIATED 6,164 S.F. 8 MPD FUELING CANOPY, A 3,268 S.F. DRIVE THRU FAST FOOD RESTAURANT, A 3,000 S.F. CONVEYOR BELT CAR WASH. DEVELOPMENT TO BE CONSTRUCTED ON A 42.08 ACRE PROPERTY LOCATED IMMEDIATELY NORTH OF HIGHWAY 74 AND WEST OF BRIGGS ROAD. A TOTAL OF 74 PARKING STALLS ARE PROPOSED FOR THE FACILITIES. ACCESS INTO AND OUT OF THE SITE IS PROVIDED AT (1) LOCATION ALONG BRIGGS ROAD, AND (2) LOCATIONS ALONG HIGHWAY 74.

## SHEET INDEX


| | |
|---|---|
| AS 1 | CONCEPTUAL SITE PLAN |
| A 1.0 | C-STORE FLOOR PLAN |
| A 1.1 | RESTAURANT FLOOR PLAN |
| A 2.0 | C-STORE EXTERIOR ELEVATIONS |
| A 2.1 | RESTAURANT EXTERIOR ELEVATIONS |
| CA 1.0 | CANOPY FLOOR PLAN |
| CA 2.0 | CANOPY EXTERIOR ELEVATIONS |
| CW 1.0 | CAR WASH FLOOR PLAN |
| CW 2.0 | CAR WASH EXTERIOR ELEVATIONS |
| TE 1.0 | TRASH ENCLOSURE FLOOR PLAN |
| TE 2.0 | TRASH ENCLOSURE ELEVATIONS |


## VICINITY MAP

EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443



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CLIENT:

**BRIGGS AND HIGHWAY 74, LP**

BRIGGS AND HIGHWAY 74, LP
SEC HWY. 74 & BRIGGS ROAD
MENIFEE, CA 92585


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-25663
REN. 9/30/19
LICENSED ARCHITECT

Date: SEPTEMBER 11, 2018
Project Number: EDG# 04408

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

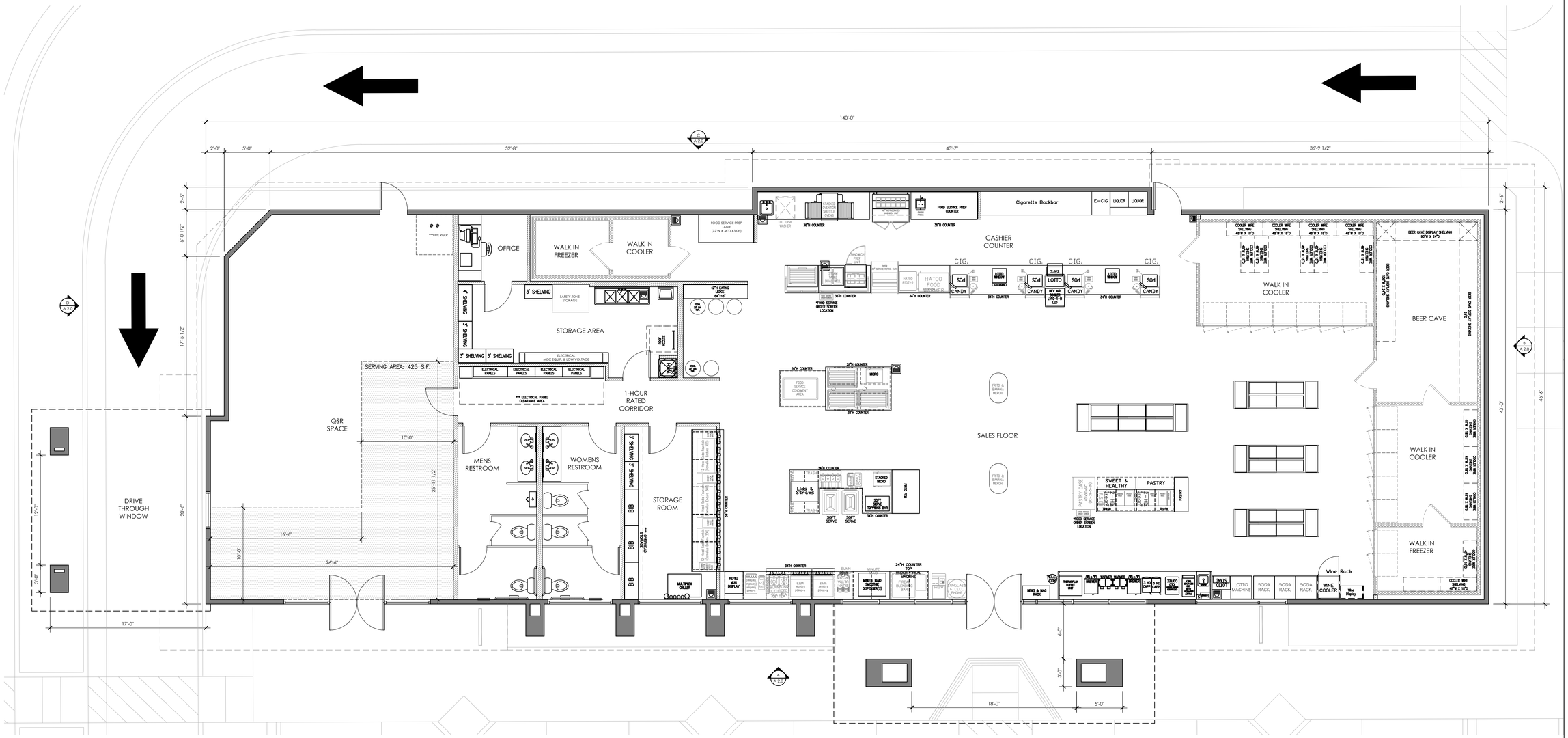
| | |
|---|---|
| DESIGNED BY: | GH |
| CHECKED BY: | GH |
| DRAWN BY: | AH |

DRAWING TITLE:

CONCEPTUAL SITE PLAN

SHEET NO:

**AS 1**




# A C-STORE & QUICK SERVE RESTAURANT FLOOR PLAN

SCALE: 3/16"=1'-0"

C-STORE: 4,967 SQ.FT.
QSR: 1,102 SQ.FT.
BUILDING AREA: 6,069 SQ.FT.

## NOTES:

| | | |
|---|---|---|
| HOURS OF OPERATION: | C-STORE : | 24 HOURS |
| | QUICK SERVE RESTAURANT: | 7 AM - 12 AM |
| BEER & WINE LICENSE: | C-STORE : | CLASS |
| | QUICK SERVE RESTAURANT: | NONE |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Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443



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24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-22663
REN. 9/30/19
LICENSED ARCHITECT

Date: SEPTEMBER 11, 2018
Project Number: EDG# 04408

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

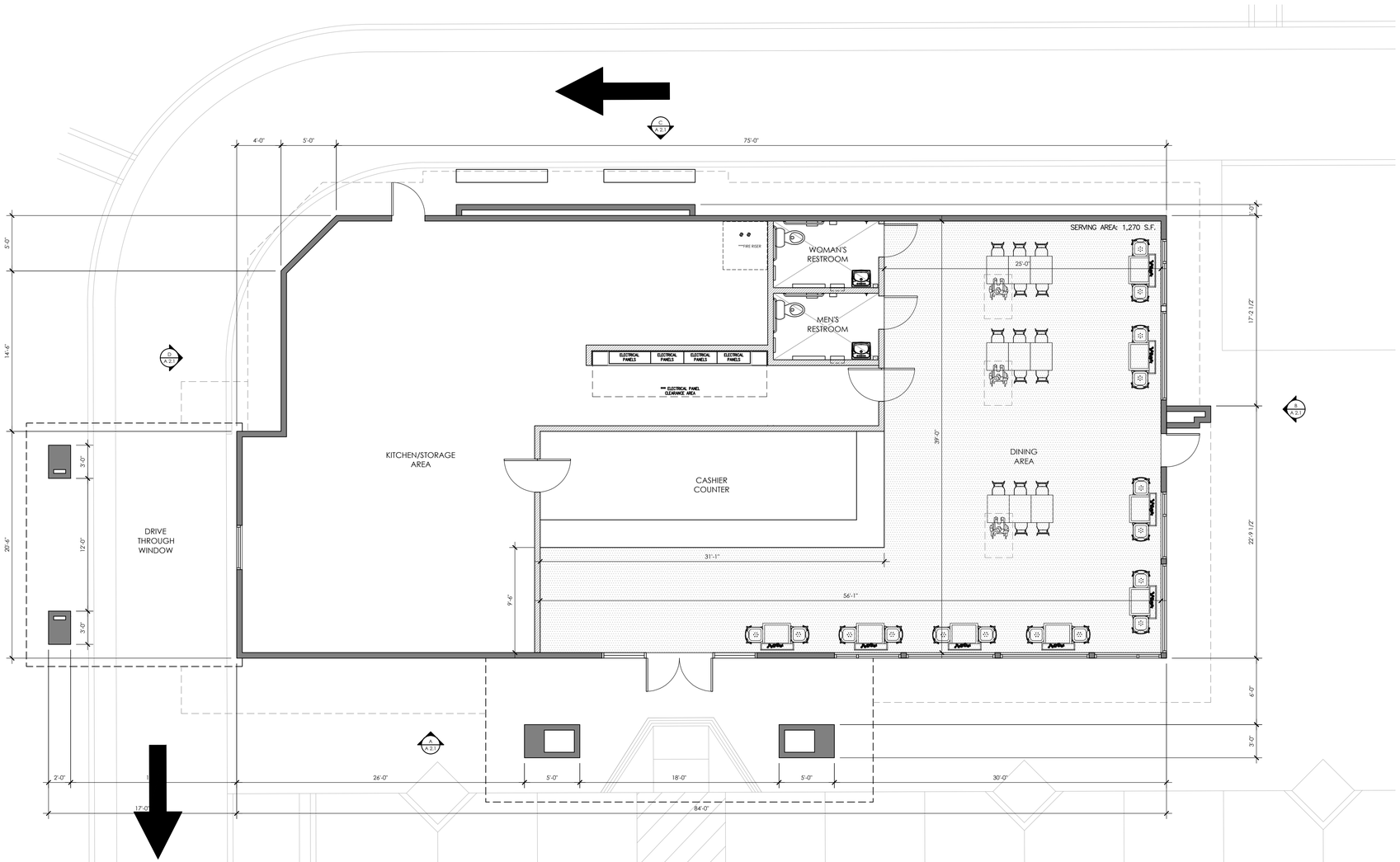
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

C-STORE FLOOR PLAN

SHEET NO:

A 1.0




## A (CASUAL DINING) RESTAURANT FLOOR PLAN

SCALE: 3/16"=1'-0" 3,268 SQ.FT.

## NOTES:

HOURS OF OPERATION: FAST FOOD : 7 AM - 12 AM

BEER & WINE LICENSE: FAST FOOD : NONE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Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443



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SEC HWY. 74 & BRIGGS ROAD
MENIFEE, CA 92585


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C 26663
REN. 9/30/19
LICENSED ARCHITECT

Date: SEPTEMBER 11, 2018

Project Number: EDG# 04408

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

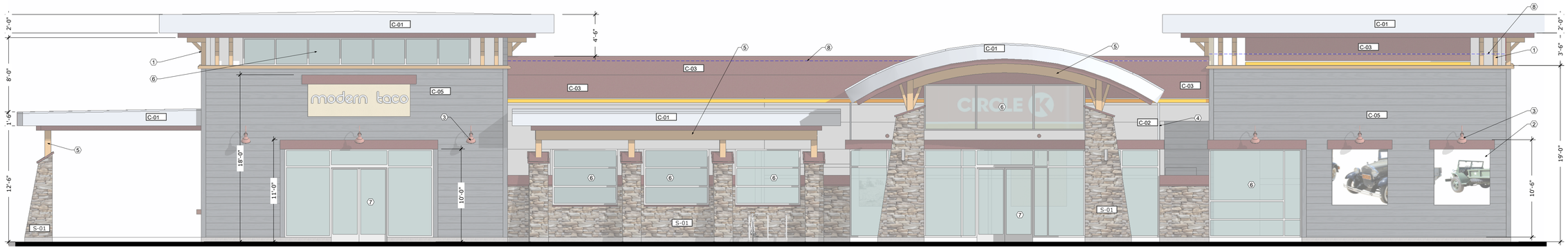
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

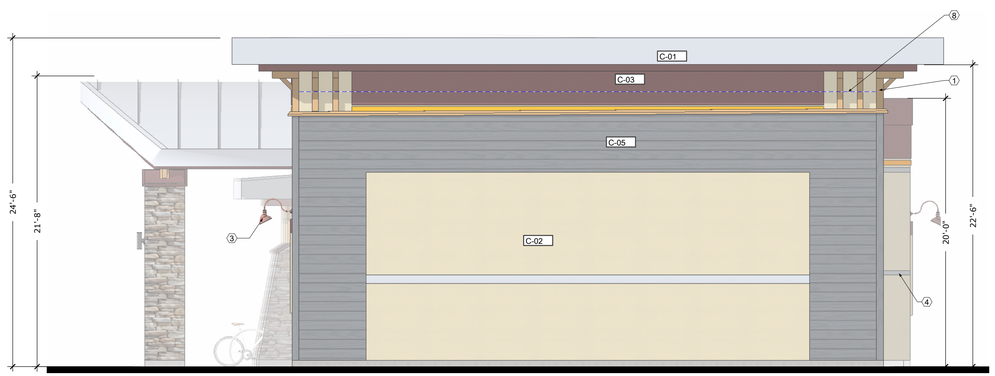
RESTAURANT FLOOR PLAN

SHEET NO:

A 1.1

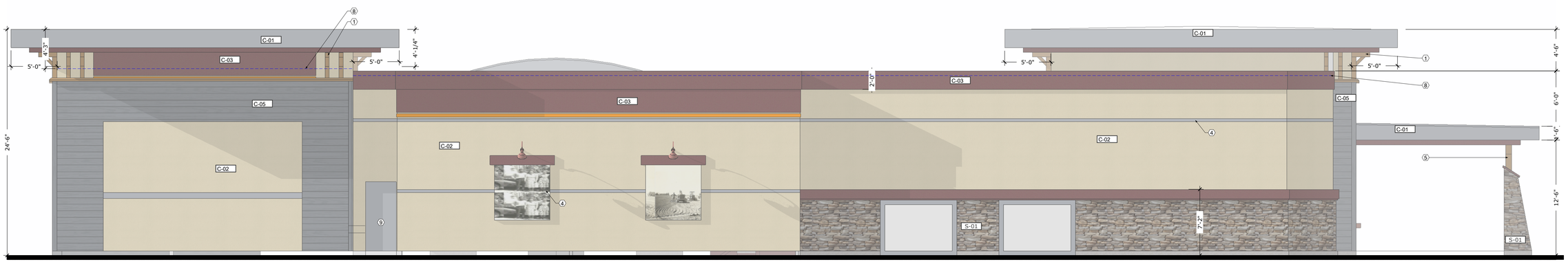



SOUTH ELEVATION - C-STORE
SCALE: 3/16"=1-0'
A
-




EAST ELEVATION - C-STORE
SCALE: 3/16"=1-0'
B
-

WEST ELEVATION - C-STORE
SCALE: 3/16"=1-0'
D
-




NORTH ELEVATION - C-STORE
SCALE: 3/16"=1-0'
C
-

## KEYED NOTES:

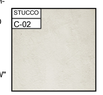
1. DARK STAINED WOOD CORBELS
2. MOTTE HISTORICAL MUSEUM EXHIBITS
3. EXTERIOR GOOSENECK LIGHT FIXTURE
4. EXTERIOR METAL REVEAL
5. DARK STAINED WOOD FRAMING
6. WINDOWS. SEE WINDOW SCHEDULES
7. STOREFONT WINDOW SYSTEM. SEE WINDOW SCHEDULE
8. LINE OF ROOF MOUNTED EQUIPMENT LIMITS
9. DOOR. SEE DOOR SCHEDULE

ELDORADO STONE
COASTAL LEDGESTONE
COLOR: SANTA CRUZ

STONE S-01

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #40YY 74/056
ICI #A0070, "SOUTHERN SHADOW"

STUCCO C-02



DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #30YY 23/557
ICI #A0629, "CALIFORNIA COPPER"

STUCCO C-04

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #50YY 83/029
ICI #A0050, "NATURAL WHITE"

STUCCO C-01

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #13YR 07/157
ICI #A0301, "BABBITT BROWN"

STUCCO C-03

METAL SIDING
BY: EDCO, OR EQUAL
SERIES: TRADITIONAL LAP SIDING
COLOR: DRIFTWOOD GRAY

METAL C-05

EMPIRE DESIGN GROUP INC.
24861 Washington Ave,
Murrieta CA 92562
Tel 951-696-1490
Fax 951-696-1443



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CLIENT:

**BRIGGS AND HIGHWAY 74 LP**

**BRIGGS AND HIGHWAY 74 LP**
**SEC HWY. 74 & BRIGGS ROAD**
**MENIFEE, CA 92585**


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1400
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


Seal:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C 26663
REN. 9/30/19
LICENSED ARCHITECT

Date: SEPTEMBER 11, 2018
Project Number: EDG#04408

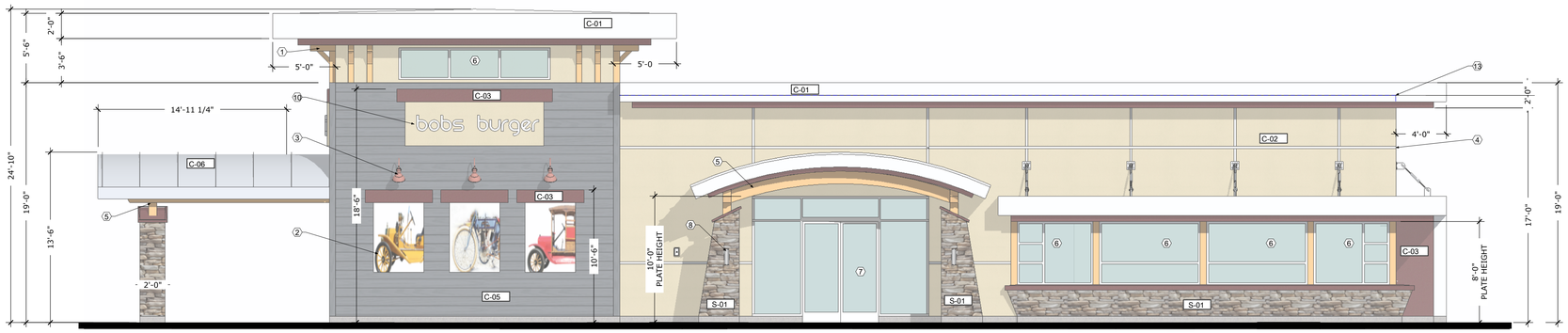
| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED: GH
CHECKED: GH
DRAWN BY: JS

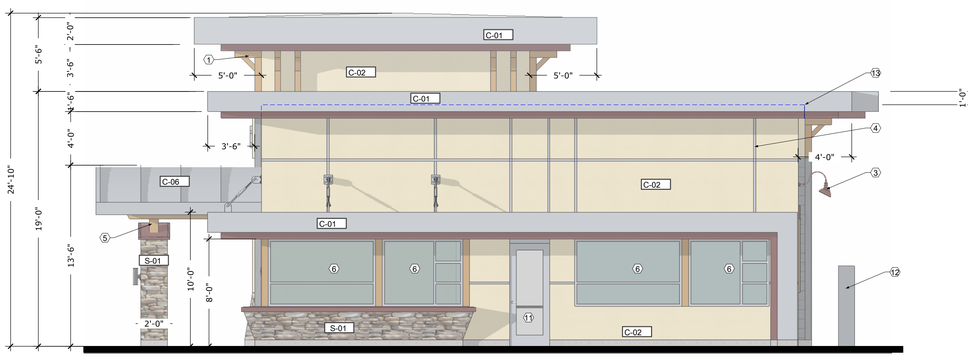
DRAWING TITLE:

**C-STORE EXTERIOR ELEVATIONS**

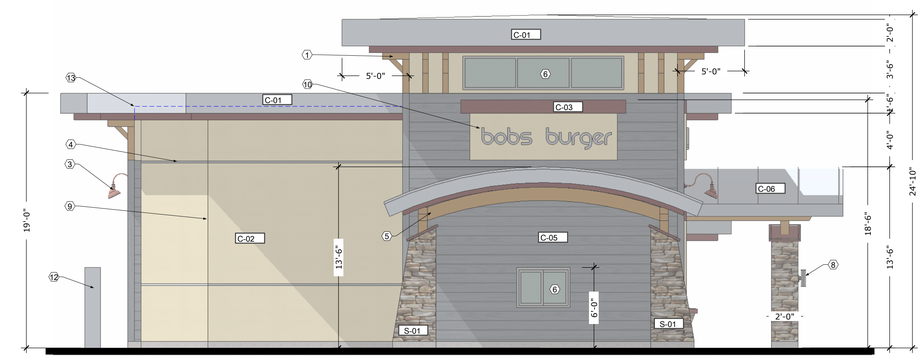
**A 2.0**



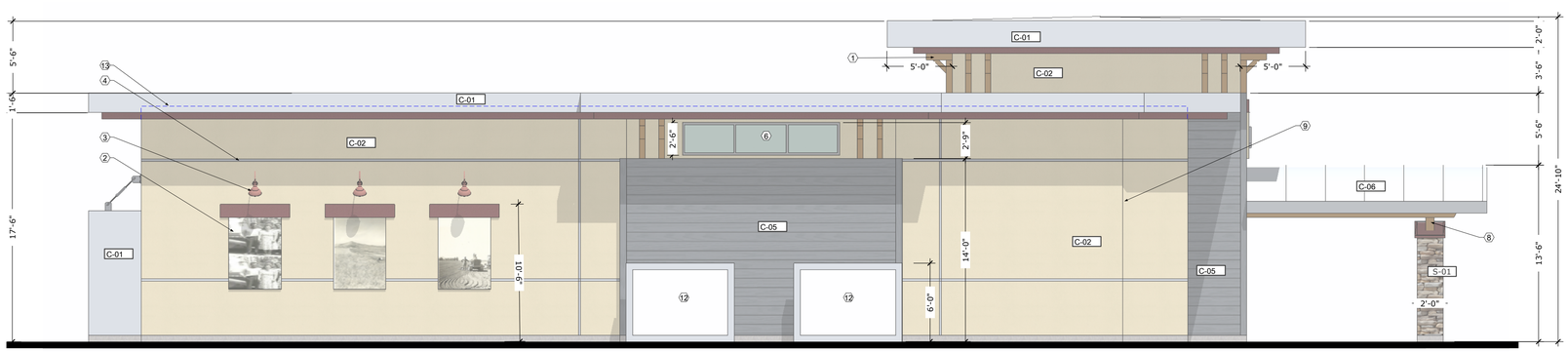

(EAST) RESTUARANT ELEVATION
SCALE: 3/16"=1-0'
A
-




(NORTH) RESTAURANT ELEVATION
SCALE: 3/16"=1-0'
B
-




(SOUTH) RESTUARANT ELEVATION
SCALE: 3/16"=1-0'
D
-




(WEST) RESTUARANT ELEVATION
SCALE: 3/16"=1-0'
C
-

## KEYED NOTES:

1. CEDAR STAINED WOOD CORBELS, TYP.
2. MOTTE HISTORICAL MUSEUM EXHIBITS
3. EXTERIOR GOOSENECK LIGHT FIXTURE, TYP.
4. EXTERIOR METAL REVEAL, TYP.
5. CEDAR STAINED WOOD FRAMING, TYP.
6. WINDOWS. SEE WINDOW SCHEDULE
7. STOREFRONT WINDOW SYSTEM. SEE WINDOW SCHEDULE
8. EXTERIOR LIGHT FIXTURE, TYP.
9. STUCCO CONTROL JOINT, TYP.
10. EXTERIOR SIGNAGE. UNDER SEPARATE PERMIT
11. DOOR. SEE DOOR SCHEDULE
12. DRIVE-THRU MENU BOARD
13. LINE OF ROOF MOUNTED EQUIPMENT LIMITS

| | | | |
|---|---|---|---|
| ELDORADO STONE<br>COASTAL LEDGESTONE<br>COLOR: SANTA CRUZ<br>STONE S-01 | DIRECT APPLIED FINISH SYSTEM-<br>SMOOTH TROWEL<br>3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)<br>OVER METAL LATH PROVIDE<br>CONTROL JOINTS AS SHOWN<br>COLOR: SPECIFY #40YY 74/056<br>ICI #A0070, "SOUTHERN SHADOW"<br>STUCCO C-02 | DIRECT APPLIED FINISH SYSTEM-<br>SMOOTH TROWEL<br>3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)<br>OVER METAL LATH PROVIDE<br>CONTROL JOINTS AS SHOWN<br>COLOR: SPECIFY #00YY 23/557<br>ICI #A0629, "CALIFORNIA COPPER"<br>STUCCO C-04 | STAINED CEDAR LUMBER<br>WOOD W-01 |
| DIRECT APPLIED FINISH SYSTEM-<br>SMOOTH TROWEL<br>3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)<br>OVER METAL LATH PROVIDE<br>CONTROL JOINTS AS SHOWN<br>COLOR: SPECIFY #50YY 83/029<br>ICI #A0050, "NATURAL WHITE"<br>STUCCO C-01 | DIRECT APPLIED FINISH SYSTEM-<br>SMOOTH TROWEL<br>3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)<br>OVER METAL LATH PROVIDE<br>CONTROL JOINTS AS SHOWN<br>COLOR: SPECIFY #13YR 07/157<br>ICI #A0301, "BABBITT BROWN"<br>STUCCO C-03 | PAINT GRADE FINISH<br>OVER METAL SURFACES<br><br>COLER: SPECIFY #90BG 41/040<br>ICI #A1963, "ASCOT BLUE"<br>METAL C-05 | METAL SIDING<br>BY: EDCO, OR EQUAL<br>SERIES: TRADITIONAL LAP SIDING<br>COLOR: DRIFTWOOD GRAY<br>METAL C-06 |


EMPIRE DESIGN GROUP INC.
24861 Washington Ave,
Murrieta, CA 92562
Tel. 951-696-1490
Fax 951-696-1443



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CLIENT:

**BRIGGS AND HIGHWAY 74 LP**

**BRIGGS AND HIGHWAY 74 LP**
**SEC HWY. 74 & BRIGGS ROAD**
**MENIFEE, CA 92585**


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


Seal:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-28663
REN. 9/30/19
LICENSED ARCHITECT

Date: SEPTEMBER 11, 2018
Project Number: EDG#04408

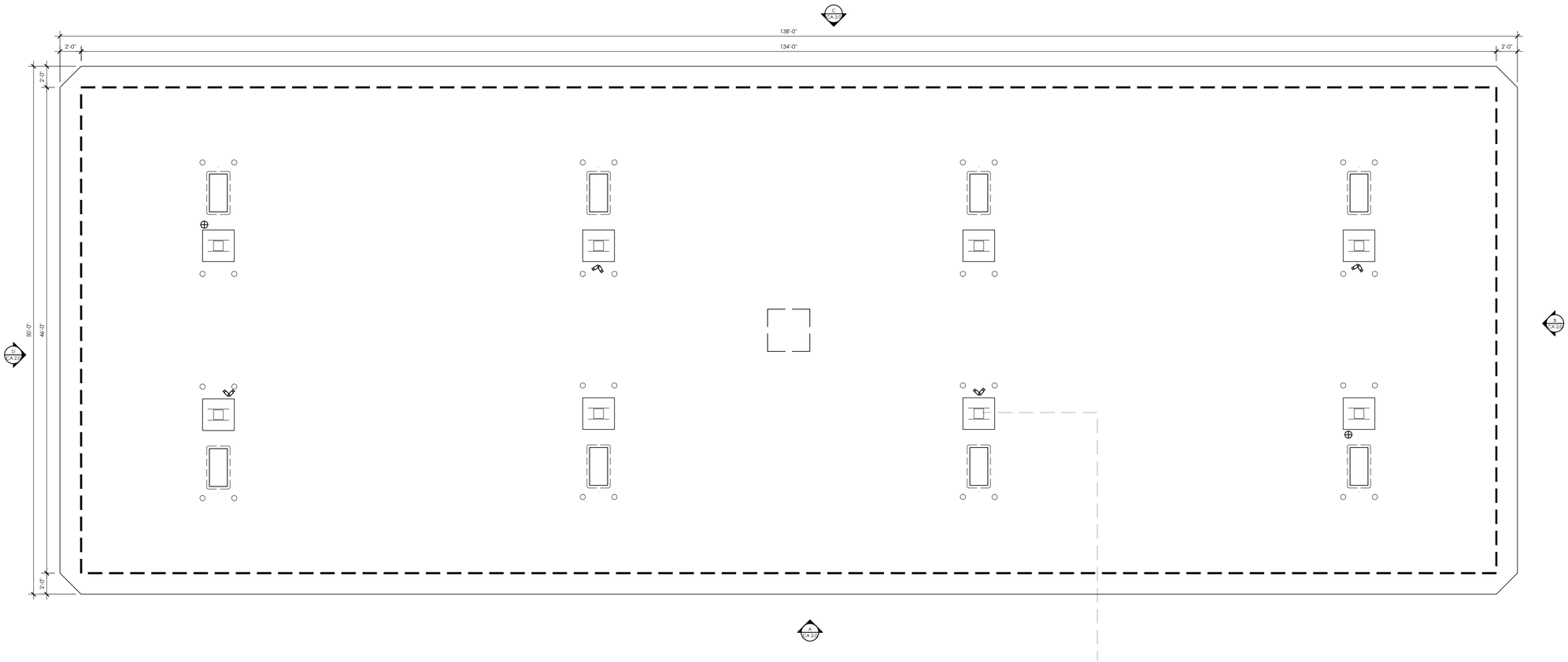
| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED: GH
CHECKED: GH
DRAWN BY: JS

DRAWING TITLE:

**RESTAURANT EXTERIOR ELEVATIONS**

**A 2.1**




## A CANOPY FLOOR PLAN

SCALE: 3/16"=1'-0"

6,164 SQ.FT.

EMPIRE DESIGN GROUP Inc.

24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

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SEC HWY. 74 & BRIGGS ROAD
MENIFEE, CA 92585

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GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-22663
REN. 9/30/19
LICENSED ARCHITECT

| | |
|---|---|
| Date: | SEPTEMBER 11, 2018 |
| Project Number: | EDG# 04408 |

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

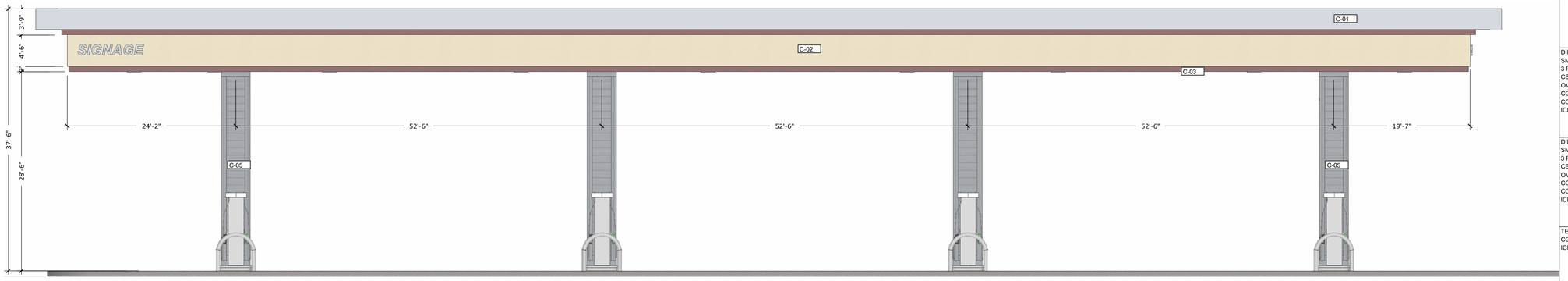
| | | |
|---|---|---|
| DESIGNED BY: | GH | |
| CHECKED BY: | GH | |
| DRAWN BY: | AH | |

DRAWING TITLE:

**CANOPY FLOOR PLAN**

SHEET NO:

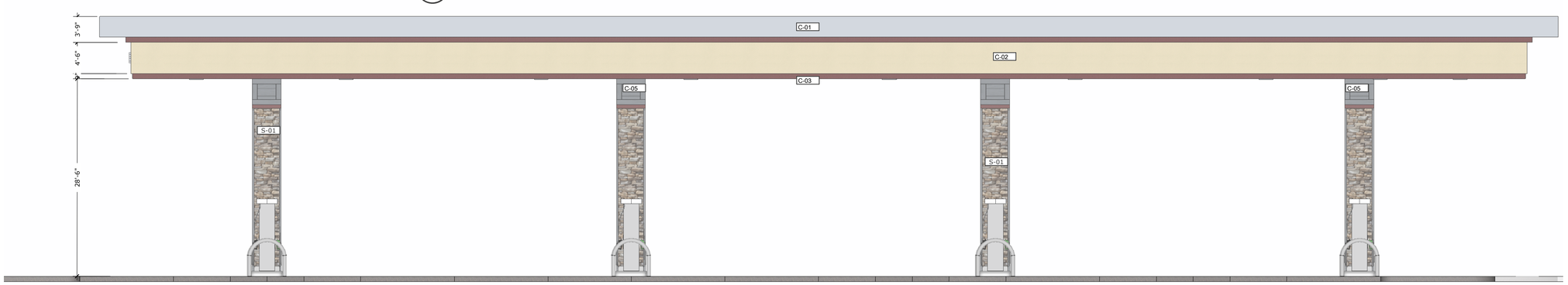
**CA 1.0**




(FRONT) CANOPY ELEVATION
SCALE: 1/8"=1-0'
A
-

(RIGHT) CANOPY ELEVATION
SCALE: 3/16"=1-0'
B
-

(LEFT) CANOPY ELEVATION
SCALE: 3/16"=1-0'
C
-




(REAR) CANOPY ELEVATION
SCALE: 1/8"=1-0'
D
-

ELDORADO STONE
COASTAL LEDGESTONE
COLOR: SANTA CRUZ

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #50YY 83/029
ICI #A0050, "NATURAL WHITE"

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #40YY 74/056
ICI #A0070, "SOUTHERN SHADOW"

TEX-COTE OVER SHEET METAL
COLOR: SPECIFY #13YR 07/157
ICI #A0301, "BABBITT BROWN"

METAL SIDING
BY: EDCO, OR EQUAL
SERIES: TRADITIONAL LAP SIDING
COLOR: DRIFTWOOD GRAY

EMPIRE DESIGN GROUP INC.
24861 Washington Ave,
Murrieta CA 92562
Tel 951-696-1490
Fax 951-696-1443



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**MENIFEE, CA 92585**


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


Seal:

Date: SEPTEMBER 11, 2018
Project Number: EDG#04408

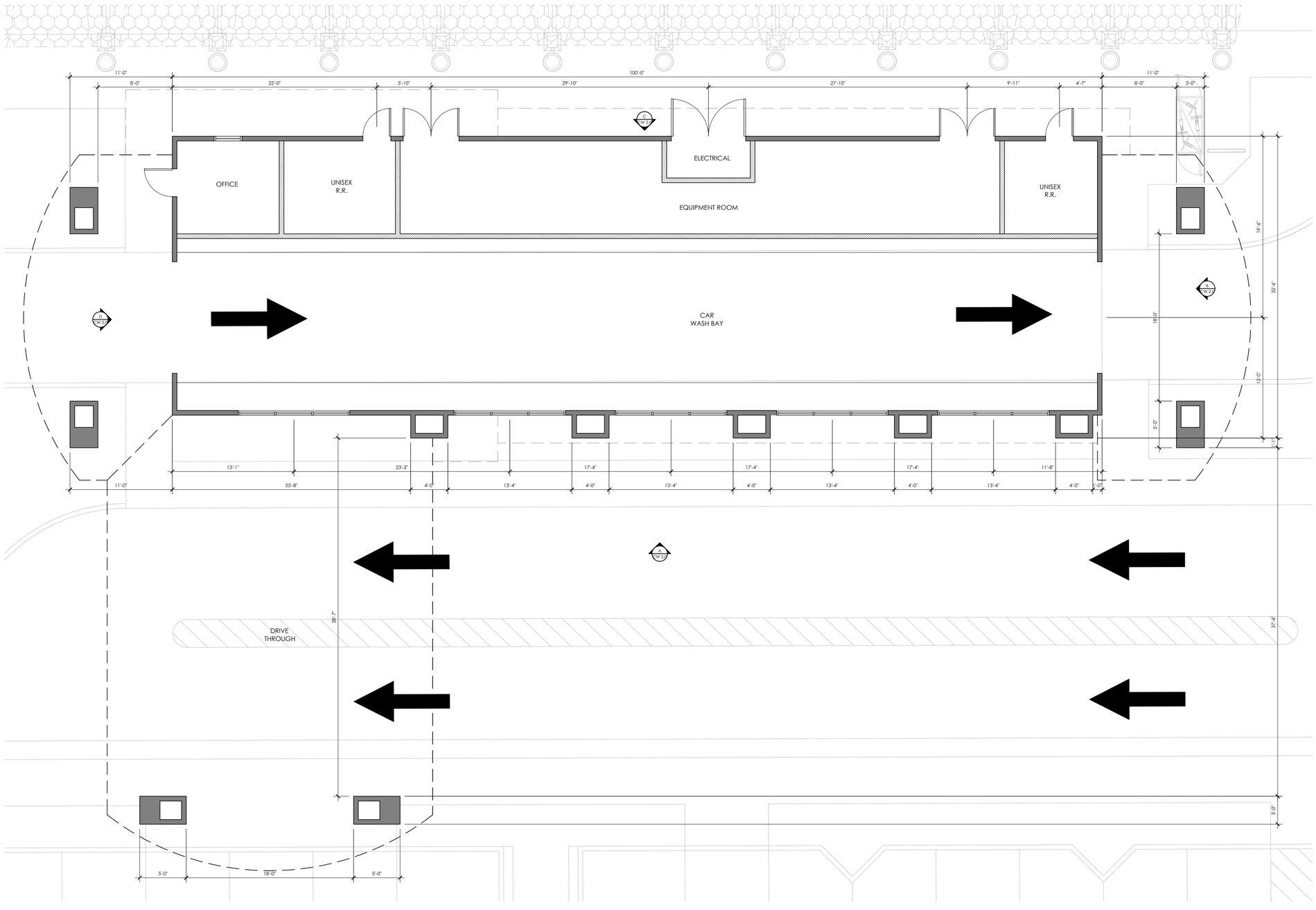
| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED: GH
CHECKED: GH
DRAWN BY: JS

DRAWING TITLE:

**CANOPY EXTERIOR ELEVATIONS**

**CA 2.0**




## A EXPRESS CAR WASH FLOOR PLAN

SCALE: 3/16"=1'-0" 3,000 SQ.FT.

## NOTES:

HOURS OF OPERATION: FAST FOOD : 7 AM - 7 PM


EMPIRE DESIGN GROUP Inc.

24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443



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BRIGGS AND HIGHWAY 74, LP
SEC HWY. 74 & BRIGGS ROAD
MENIFEE, CA 92585


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C 25663
REN. 9/30/19
LICENSED ARCHITECT

Date: SEPTEMBER 11, 2018

Project Number: EDG# 04408

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

CAR WASH FLOOR PLAN

SHEET NO:

**CW 1.0**

(FRONT) CAR WASH
SCALE: 3/16"=1-0'
A
-

## KEYED NOTES:

1. DARK STAINED WOOD CORBELS, TYP.
2. EXTERIOR LIGHT FIXTURE, TYP.
3. EXTERIOR GOOSENECK LIGHT FIXTURE, TYP.
4. EXTERIOR METAL REVEAL, TYP.
5. DARK STAINED WOOD FRAMING
6. WINDOWS. SEE WINDOW SCHEDULE
7. STOREFONT WINDOW SYSTEM. SEE WINDOW SCHEDULE
8. EXTERIOR SIGNAGE. UNDER SEPARATE PERMIT
9. ROLL-UP SECURITY GRILLE, BY OTHERS
10. DOOR. SEE DOOR SCHEDULE
11. LINE OF ROOF MOUNTED EQUIPMENT LIMITS

ELDORADO STONE
COASTAL LEDGESTONE
COLOR: SANTA CRUZ
STONE S-01

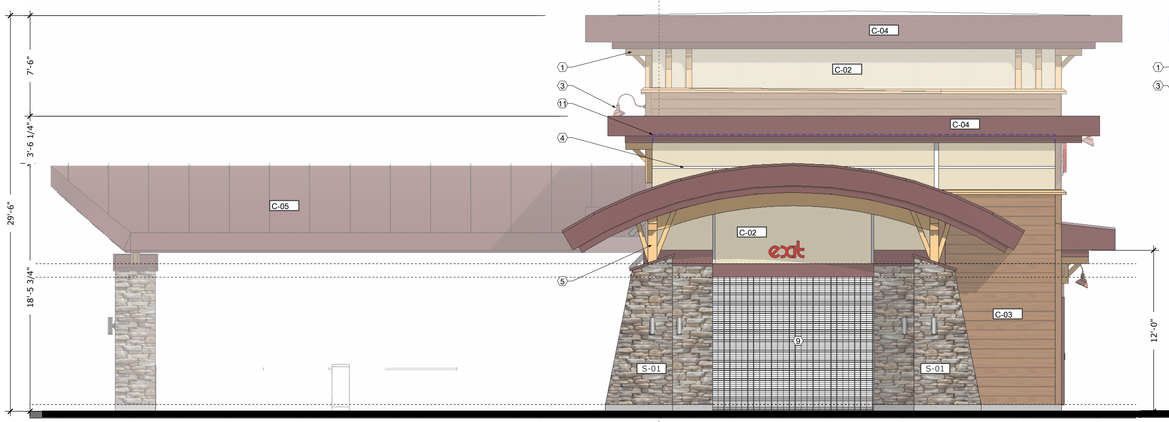
DIRECT APPLIED FINISH SYSTEM-SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #50YY 83/029
ICI #A0050, "NATURAL WHITE"
STUCCO C-01

DIRECT APPLIED FINISH SYSTEM-SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #40YY 74/056
ICI #A0070, "SOUTHERN SHADOW"
STUCCO C-02

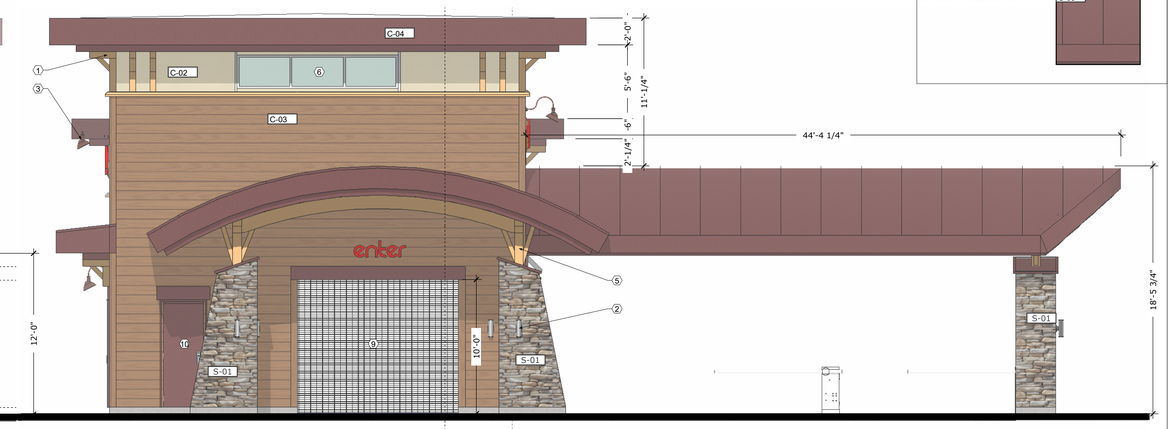
WOOD SIDING
BY: ALLURA
SERIES: TRADITIONAL LAP
COLOR: COLORMAX MAPLE
WOOD C-03

DIRECT APPLIED FINISH SYSTEM-SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #13YR 01/157
ICI #A0301, "BABBIT BROWN"
STUCCO C-04

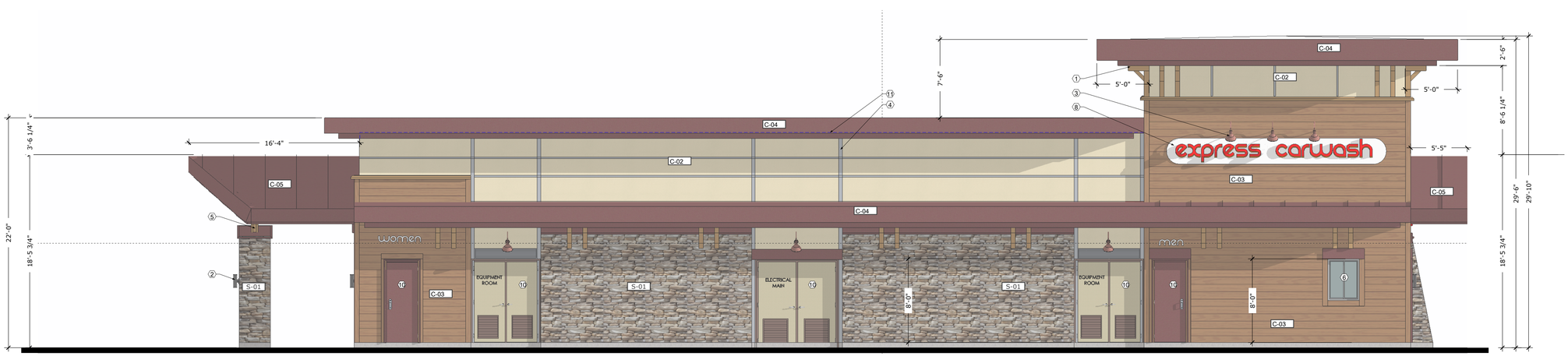
STANDING METAL SEAM ROOF
COLOR: SPECIFY #13YR 01/157
ICI #A0301, "BABBIT BROWN"
METAL C-05




(RIGHT) CAR WASH
SCALE: 3/16"=1-0'
B
-




(LEFT) CAR WASH
SCALE: 3/16"=1-0'
D
-




(REAR) CAR WASH
SCALE: 3/16"=1-0'
C
-


EMPIRE DESIGN GROUP INC.
24861 Washington Ave,
Murrieta CA 92562
Tel 951-696-1490
Fax 951-696-1443



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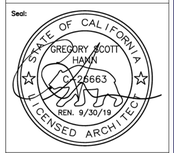
CLIENT:

**BRIGGS AND HIGHWAY 74 LP**

**BRIGGS AND HIGHWAY 74 LP**
**SEC HWY. 74 & BRIGGS ROAD**
**MENIFEE, CA 92585**


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


Seal:




Date: SEPTEMBER 11, 2018
Project Number: EDG#04408

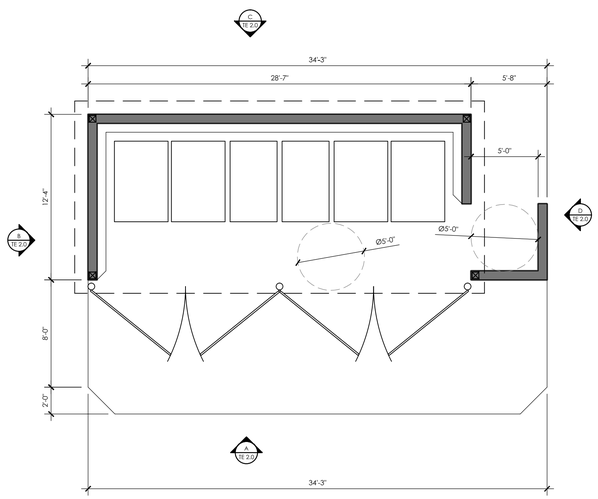
| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED: GH
CHECKED: GH
DRAWN BY: JS

DRAWING TITLE:

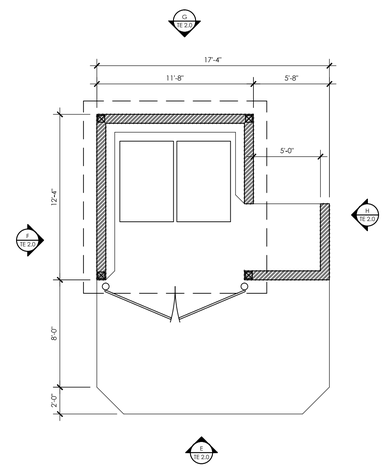
**CAR WASH EXTERIOR ELEVATIONS**

**CW 2.0**



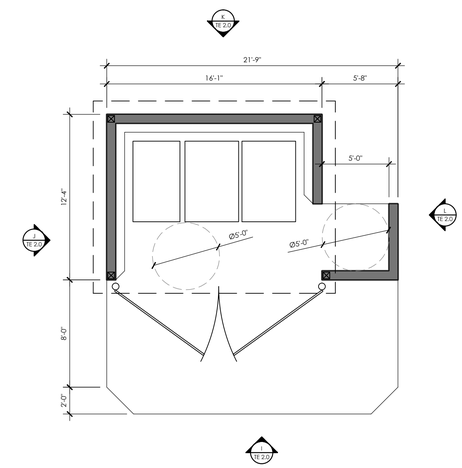

## A TRASH ENCLOSURE FLOOR PLAN A

SCALE: 3/16"=1'-0"




## B TRASH ENCLOSURE FLOOR PLAN B

SCALE: 3/16"=1'-0"




## C TRASH ENCLOSURE FLOOR PLAN C

SCALE: 3/16"=1'-0"

EMPIRE DESIGN GROUP Inc.
24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

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CLIENT:

**BRIGGS AND HIGHWAY 74, LP**

BRIGGS AND HIGHWAY 74, LP
SEC HWY. 74 & BRIGGS ROAD
MENIFEE, CA 92585

Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C 26663
REN. 9/30/19
LICENSED ARCHITECT

| | |
|---|---|
| Date: | SEPTEMBER 11, 2018 |
| Project Number: | EDG# 04408 |

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

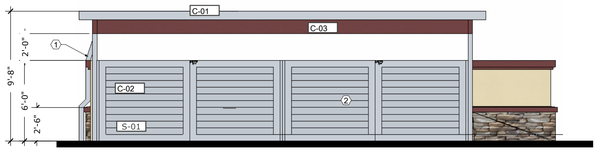
| | |
|---|---|
| DESIGNED BY: | GH |
| CHECKED BY: | GH |
| DRAWN BY: | AH |

DRAWING TITLE:

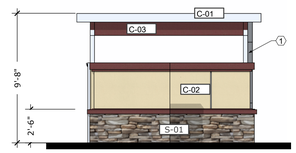
**TRASH ENCLOSURE FLOOR PLAN**

SHEET NO:

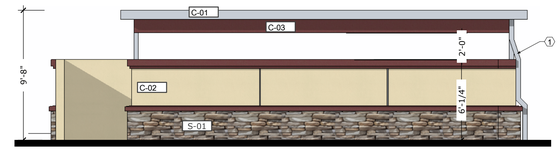
**TE 1.0**



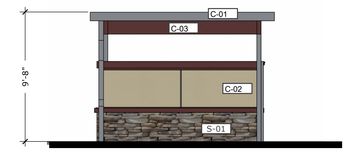

(FRONT) TRASH ENCLOSURE - TYPE 1
SCALE: 3/16"=1-0'
A -



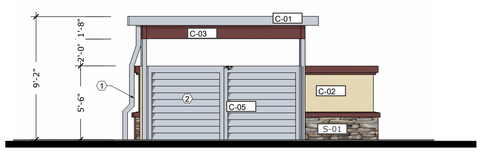

(RIGHT) TRASH ENCLOSURE - TYPE 1
SCALE: 3/16"=1-0'
B -



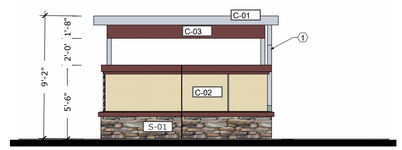

(REAR) TRASH ENCLOSURE - TYPE 1
SCALE: 3/16"=1-0'
C -



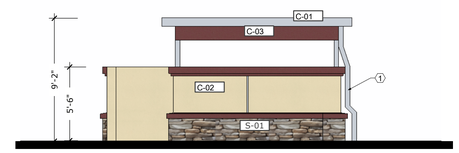

(LEFT) TRASH ENCLOSURE - TYPE 1
SCALE: 3/16"=1-0'
D -



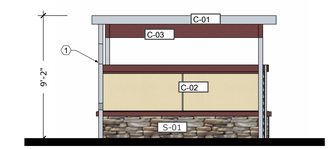

(FRONT) TRASH ENCLOSURE - TYPE 2
SCALE: 3/16"=1-0'
E -



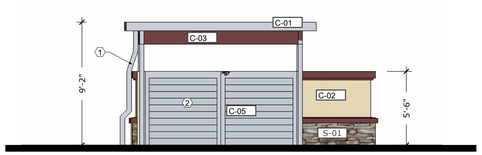

(RIGHT) TRASH ENCLOSURE - TYPE 2
SCALE: 3/16"=1-0'
F -



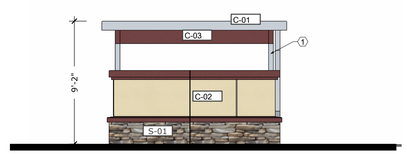

(REAR) TRASH ENCLOSURE - TYPE 2
SCALE: 3/16"=1-0'
G -



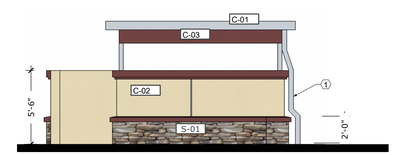

(LEFT) TRASH ENCLOSURE - TYPE 2
SCALE: 3/16"=1-0'
H -



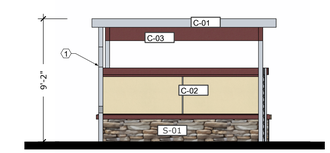

(FRONT) TRASH ENCLOSURE - TYPE 3
SCALE: 3/16"=1-0'
I -




(RIGHT) TRASH ENCLOSURE - TYPE 3
SCALE: 3/16"=1-0'
J -




(REAR) TRASH ENCLOSURE - TYPE 3
SCALE: 3/16"=1-0'
K -




(LEFT) TRASH ENCLOSURE - TYPE L
SCALE: 3/16"=1-0'
L -

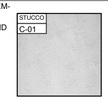
## KEYED NOTES:

1. METAL GUTTER, BY OTHERS
2. DOOR. SEE DOOR SCHEDULE

ELDORADO STONE
COASTAL LEDGESTONE
COLOR: SANTA CRUZ

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE
CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #40YY 74/056
ICI #A0070, "SOUTHERN SHADOW"

DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE
CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #50YY 83/029
ICI #A0050, "NATURAL WHITE"




DIRECT APPLIED FINISH SYSTEM-
SMOOTH TROWEL
3 PART 7/8" STUCCO (PORTLAND CEMENT PLASTER)
OVER METAL LATH PROVIDE
CONTROL JOINTS AS SHOWN
COLOR: SPECIFY #13YR 07/157
ICI #A0301, "BABBITT BROWN"

EMPIRE DESIGN GROUP INC.
24861 Washington Ave,
Murrieta CA 92562
Tel 951-696-1490
Fax 951-696-1443



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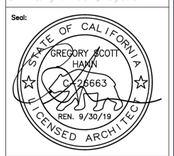
CLIENT:

**BRIGGS AND HIGHWAY 74 LP**

**BRIGGS AND HIGHWAY 74 LP**
**SEC HWY. 74 & BRIGGS ROAD**
**MENIFEE, CA 92585**


Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz


Seal:




Date: SEPTEMBER 11, 2018
Project Number: EDG#04408

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|
| | | |

DESIGNED: GH
CHECKED: GH
DRAWN BY: JS

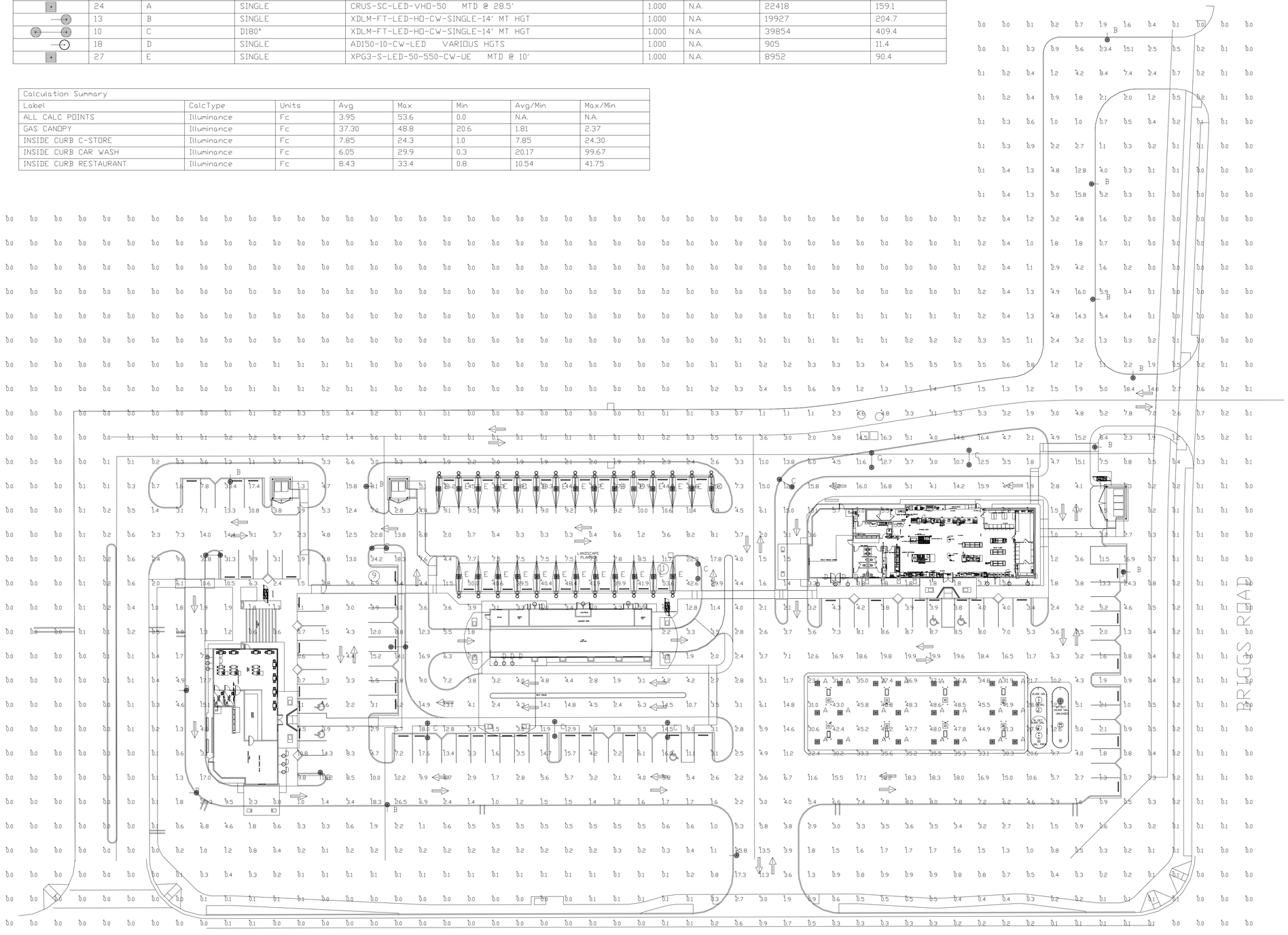
DRAWING TITLE:

**TRASH ENCLOSURE ELEVATIONS**

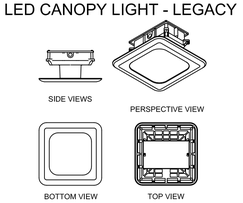
**TE 2.0**

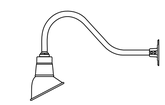
| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | LLF | Lumens/Lamp | Arr. Lum. Lumens | Arr. Watts |
| | 24 | A | SINGLE | CRUS-SC-LED-VHO-50 MTD @ 28.5' | 1.000 | N.A. | 22418 | 159.1 |
| | 13 | B | SINGLE | XDLM-FT-LED-HO-CW-SINGLE-14' MT HGT | 1.000 | N.A. | 19927 | 204.7 |
| | 10 | C | D180° | XDLM-FT-LED-HO-CW-SINGLE-14' MT HGT | 1.000 | N.A. | 39854 | 409.4 |
| | 18 | D | SINGLE | AD150-10-CW-LED VARIOUS HGTS | 1.000 | N.A. | 905 | 11.4 |
| | 27 | E | SINGLE | XPG3-S-LED-50-550-CW-UE MTD @ 10' | 1.000 | N.A. | 8952 | 90.4 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| ALL CALC POINTS | Illuminance | Fc | 3.95 | 53.6 | 0.0 | N.A. | N.A. |
| GAS CANOPY | Illuminance | Fc | 37.30 | 48.8 | 20.6 | 1.81 | 2.37 |
| INSIDE CURB C-STORE | Illuminance | Fc | 7.85 | 24.3 | 1.0 | 7.85 | 24.30 |
| INSIDE CURB CAR WASH | Illuminance | Fc | 6.05 | 29.9 | 0.3 | 20.17 | 99.67 |
| INSIDE CURB RESTAURANT | Illuminance | Fc | 8.43 | 33.4 | 0.8 | 10.54 | 41.75 |




## CRUS-SC-LED
LED CANOPY LIGHT - LEGACY



**RLM ANGLED REFLECTOR**

Total Project Watts
Total Watts = 13219.52

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.


10900 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6003


LIGHTING PROPOSAL LD-141445-1

BRIGGS AND HIGHWAY 74 LP
HWY 74 & BRIGGS RD
MENIFEE,CA

| BY:MVE | DATE:2-01-18 | REV:2-07-18 | SHEET 1 OF 1 |
|---|---|---|---|

SCALE: 1"=30' 0 30

# LSI ABOLITE® LED ANGLED REFLECTOR (AD)

Directional Optics

Symmetrical Optics

**US patents D598162 & D581585 & D581544 & 7697766 and US & Int'l. patents pending**

**APPLICATIONS -** Signage Lighting and Accent Lighting. Interior or Exterior.

**PRODUCT HIGHLIGHTS**

- **"Green" Energy-Saving -** Reduces greenhouse gas emissions, slashes operating costs, extends life and eliminates costly lamp disposal involving mercury waste.
- **Long Lasting Sparkle -** LED light beam contains no heat, and no UV, which means degradation in color or quality of the product under display is minimized.
- **Dramatically Lower Maintenance Costs -** 60,000-hour LED source extends life 3 to 5 times as compared to conventional HID sources, 30 times incandescent.
- **Integrated Power Supply -** Built into fixture allowing RLM to be connected directly to line voltage.

**EXPECTED LIFE -** Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

**LEDS -** Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K), and Warm White (3500K) color temperature. 70 CRI CW. 80 CRI NW and WW.

**OPTIONAL DIRECTIONAL OPTICS -** Allows field adjustment of the light beam for directional illumination of signage.

**REFLECTOR -** Heavy duty spun galvanized steel construction with polyester powder coat finish.

**LIGHT OUTPUT -** With an input power of 11 watts: DO - Optional Directional Optics (nominal) - Cool White - 970 lumen, Neutral White - 810 lumens and Warm White - 745 lumens. Symmetric Optics (nominal) - Cool White - 905 lumens, Neutral White - 760 lumens and Warm White - 700 lumens

**MOUNTING -** Fixed hub tapped for 3/4" NPT conduit. Pre-wired with 96" leads. Not designed for uplight applications.

**ELECTRICAL -** Integral, surge protected power supply operates on 120-240 VAC (50/60Hz) input; no external power supplies required.

**DRIVER -** State-of-the-art driver designed specifically for RLM fixtures provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

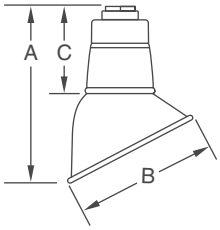
**OPERATING TEMPERATURE -** -40°C to +50°C (-40°F to +122°F).

**FINISH -** Available in either architectural textured, high gloss or satin finish.

**WARRANTY -** LSI LED fixtures carry a limited 5-year warranty.

**LISTING -** Listed to U.S. and Canadian safety standards. Suitable for wet locations.

**DIMENSIONS**




| Prefix | Height (A) | Diameter (B) | Neck ( C ) | Weight (lbs./kg) |
|---|---|---|---|---|
| AD 100 | 10" (254mm) | 7" (178mm) | 5" (127mm) | 2.0 (.9kg) |
| AD 150 | 11-1/2" (292mm) | 9" (229mm) | 5-1/4" (133mm) | 2.0 (.9kg) |
| AD 200 | 13-1/2" (343mm) | 11" (279mm) | 5-1/2" (140mm) | 2.5 (1.1kg) |

**This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.**

ARRA Funding Compliant

Intertek wet location

Also available in traditional light sources

**Project Name** _____ **Fixture Type** _____

**Catalog #** _____

10/09/15

© 2015
LSI INDUSTRIES INC.

# LSI ABOLITE® LED ANGLED REFLECTOR (AD)

## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **AD 200 10 CW LED UE MSV LDS96 WL DO**

| Prefix | # of LED's | Color Temperature | Light Source | Input Voltage | Reflector Color | Mounting | Options |
|---|---|---|---|---|---|---|---|
| AD 100[1]<br>AD 150[1]<br>AD 200[1] | 10 | CW - Cool White (5000K)<br>NW - Neutral White (4000K)<br>WW - Warm White (3500K) | LED | 120-240[2] | MSV-Metallic Silver<br>GWT-Gloss White<br>GBK-Gloss Black<br>GRD-Gloss Red<br>GPT-Textured Graphite<br>RUS-Textured Rust<br>SCP-Satin Copper<br>STQ-Satin Turquoise<br>SVG-Satin Verde Green | LDS96 WL - Factory prewired leads for use with stem or bracket mounting | DO - Directional Optics |

1- Cordsets not available for AD Series.
2- Fixture will not operate on 277VAC (120-240 only).

### CANOPY ORDERING INFORMATION (Accessories are field installed)

| Description | Order Number |
|---|---|
| 3/4" (19mm) Tap Decorative Box Cover Aligner - Gloss White | BC600 3 GWT |
| 3/4" (19mm) Tap Round Box Cover Aligner - Zinc | BC585 ZINC |
| 3/4" (19mm) Tap Square Box Cover Aligner - Zinc | BC585SQ ZINC |

**- Standard BC600 finish is Gloss White Powder; other RLM colors available.**

### WIRE GUARD ORDERING INFORMATION (Accessories are field installed)

| Description | Order Number |
|---|---|
| 7" (178mm) Convex Wire Guard - Metallic Silver | COG 7 MSV |
| 9" (229mm) Convex Wire Guard - Metallic Silver | COG 9 MSV |
| 11" (279mm) Convex Wire Guard - Metallic Silver | COG 11 MSV |

**- Standard finish is Metallic Silver Powder; other RLM colors available.**

### CONDUIT SYSTEM ORDERING INFORMATION (Accessories are field installed)

| Description | Order Number |
|---|---|
| 3/4" x 3" (19mm x76mm) Aluminum Stem - Gloss White | ST 3 3 GWT |
| 3/4" x 6" (19mm x152mm) Aluminum Stem - Gloss White | ST 6 3 GWT |
| 3/4" x 12" (19mm x .4m) Aluminum Stem - Gloss White | ST 12 3 GWT |
| 3/4" x 18" (19mm x .5m) Aluminum Stem - Gloss White | ST 18 3 GWT |
| 3/4" x 24" (19mm x .6m) Aluminum Stem - Gloss White | ST 24 3 GWT |
| 3/4" x 36" (19mm x .9m) Aluminum Stem - Gloss White | ST 36 3 GWT |
| 3/4" x 48" (19mm x 1.2m) Aluminum Stem - Gloss White | ST 48 3 GWT |
| 3/4" x 60" (19mm x 1.5m) Aluminum Stem - Gloss White | ST 60 3 GWT |
| 3/4" x 72" (19mm x 1.8m) Aluminum Stem - Gloss White | ST 72 3 GWT |
| 3/4" (19mm) Alum. Stem Coupler - Gloss White | COP 3 GWT |

**- Standard finish is Gloss White Powder; other RLM colors available.**

### GOOSE NECK BRACKET ORDERING INFORMATION
(Accessories are field installed)

| Description | Order Number |
|---|---|
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB A 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB B 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB C 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB D 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB E 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB F 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB G 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB H 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB J 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB K 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB P 3 GWT |
| 3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White | GB U 3 GWT |

### WALL BRACKETS ORDERING INFORMATION (Accessories are field installed)

| Description | Order Number |
|---|---|
| Contemporary Wall Bracket - Medium - Gloss White | CWBM 1 GWT |
| Contemporary Wall Bracket - Long - Gloss White | CWBL 1 GWT |
| Nostalgic Aluminum Wall Scroll Bracket - Gloss White | DWB 1 GWT |

**BRACKETS**
**- See Indoor section for detail on bracket sizes and shapes.**
**- Standard finish is Gloss White Powder; colors available.**
**- Designed for mounting to recessed 4" (102mm) octagon box (by others).**

**Project Name** _____ **Fixture Type** _____

**Catalog #** _____

10/09/15

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